



GRASSROOTS
REALTY GROUP

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11506 80 Avenue
Grande Prairie, Alberta

MLS # A2129248



\$314,900

Division:	Westpointe		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,230 sq.ft.	Age:	2003 (21 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	City Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete	Zoning:	RS Small Lot Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Pantry, Storage, Sump Pump(s), Vinyl Windows		

Inclusions: Fridge, Stove, Microwave, Dishwasher, Washer, Dryer

UPDATED 2-STOREY IN WESTPOINTE!!! Recently renovated, this Westpointe gem boasts 3 bedrooms and 1.5 baths. Step into a luminous open entry leading to a south-facing living room. A convenient half bath awaits on the main level, complemented by a separate dining area. The kitchen dazzles with newer stainless steel appliances, a tiled backsplash, and a pantry for storage convenience. Laundry is tucked away in the rear entry which opens to a fully fenced yard. Upstairs, discover all 3 bedrooms, including a spacious primary room featuring a walk-in closet and a pocket door leading to the full bathroom. Enjoy the laminate flooring throughout—no carpet to worry about! The partially developed basement offers ample storage space and an unfished 4th bedroom. Outside, the fully fenced back yard beckons with a deck, firepit, planters, and a shed. All appliances within this home were recently installed, when the renovations took place, less than two years ago. Tenants lease is in place till Sept 30, 2024.