



GRASSROOTS
REALTY GROUP

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11410 81 Avenue
Grande Prairie, Alberta

MLS # A2144066



\$399,900

Division:	Westpointe		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,521 sq.ft.	Age:	2004 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Lawn, Garden, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Soaking Tub, Sump Pump(s)		

Inclusions: N/A

Discover this impressive family home nestled in Westpointe. As you enter, you'll be welcomed by a grand entrance way that flows effortlessly into the expansive living room. This home has been thoughtfully updated with new flooring on the main level, fresh paint throughout, and stylish new baseboards. The open-plan kitchen and dining area offer plenty of space for cooking and gathering, making it perfect for family meals and entertaining. The main floor also features a convenient laundry room, adding to the home's functional design. Head upstairs to find the Master as well as two generously sized bedrooms, ideal for kids or guests, and a well-appointed bathroom. The master suite is a private oasis, complete with a large closet and an en-suite bathroom featuring a luxurious soaker tub and a separate shower. The fully finished basement provides additional living space with a fourth bedroom and an extra bathroom, accommodating the needs of a growing family or overnight visitors. Outside, the large backyard is perfect for outdoor activities and social gatherings. Families will appreciate the home's proximity to parks and schools, enhancing its appeal as a family-friendly residence. This home combines comfort, style, and convenience, making it the perfect place to create lasting memories. Schedule your viewing today and experience all that this wonderful property has to offer!