

**11309 81 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2217110**



**\$429,900**

<b>Division:</b>	Westpointe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,522 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Irregular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** FRIDGE, STOVE, DISHWASHER, WASHER, DRYER ALL WINDOW COVERINGS

Fully developed and move-in ready, this beautiful 1,522 sq.ft. two-storey home in Westpointe offers a bright, open layout perfect for family living. The spacious front foyer leads into a large, sun-filled living room with a cozy gas fireplace, seamlessly connected to the kitchen and dining area. The kitchen features ample cabinetry, generous counter space, stainless steel appliances, and a convenient eating bar. A functional laundry/mudroom connects to the attached garage and is complemented by a 2-piece powder room on the main floor. Upstairs, you'll find three generously sized bedrooms, including a primary suite with a luxurious 4-piece ensuite featuring a walk-in shower and soaker tub, along with a 3-piece main bathroom. The fully finished basement adds even more living space with an additional bedroom, a large rec room, and a full 3-piece bathroom. Enjoy the sunny south-facing backyard from the rear deck, and take advantage of the nearby playground and park just steps away. This is a fantastic family home in a great location—book your showing today!