



**GRASSROOTS**  
REALTY GROUP

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**11229 80 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2216177**



**\$499,900**

<b>Division:</b>	Westpointe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,228 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Insulated		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	6-71-6-W6
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Sump Pump(s), Suspended Ceiling

**Inclusions:** N/A

Step into luxury and comfort in this fully developed 2-storey home with a lovely family-friendly design. Boasting 2,228 sq ft with 4 bedrooms, 3.5 bathrooms, and a host of upscale features, this property truly stands out. A large tiled entry with dbl closets and soaring ceilings provides a warm welcome to this beautiful home. The main floor centers around a gorgeous kitchen complete with an abundance of rich custom cabinetry, granite countertops, pantry, gas stove, a large centre island and a unique eating bar that opens to an oversized living room where a gas fireplace adds warmth and charm, and patio doors open to a massive upper deck overlooking the private backyard. A formal dining area with it's high ceilings and rich hardwood flooring adds an elegant touch. Down the hall off the living room is a convenient laundry room with built-in cabinetry and a sink, a 2-pc bath and entry to the dbl attached garage with a handy mezzanine. Upstairs, the impressive primary suite provides a peaceful retreat with a spa-like 5-pc ensuite that includes a walk-in closet, an air-jetted tub and a dual-head walk-in shower. Two additional bedrooms and a full bathroom complete the upper level, providing comfort and privacy for family or guests. The bright WALK-OUT BASEMENT features a huge family room, 4th bedroom, 3-pc bath and T-bar ceiling offering easy access to utilities. Sliding doors lead to a concrete patio—ideal for outdoor entertaining. Additional details included CENTRAL AIR CONDITIONING, central vac, surround sound on both levels and an extra-large concrete driveway. This home delivers on every level with a QUICK POSSESSION!