



11222 81 Avenue  
Grande Prairie, Alberta

MLS # A2302111



**\$520,000**

<b>Division:</b>	Westpointe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,578 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, No Neighbours Behind, Private, Sloped Down		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, No Smoking Home, Open Floorplan, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** None

Absolutely immaculate, fully developed modified bi-level backing onto green space and just steps from a park in the family friendly community of Westpointe. This move in ready home has it all. A spacious tiled front entry welcomes you into the open concept main floor, featuring durable vinyl tile flooring throughout. The inviting galley style kitchen showcases rich espresso cabinetry, stainless steel appliances, and excellent functionality. The bright dining area opens onto a composite deck and a fully fenced, landscaped backyard with no rear neighbours perfect for relaxing or entertaining in complete privacy. The living room is warm and inviting, highlighted by a cozy gas fireplace, large windows that flood the space with natural light, and the added comfort of central air conditioning for the summer months. Two generously sized bedrooms and a full bathroom with a stunning tiled surround complete the main level. Above the garage, the oversized primary suite offers a true private retreat, featuring a luxurious ensuite with heated floors, a soaker tub, separate tiled shower, dual sinks, and direct access to a spacious walk-in closet. The fully developed basement boasts a massive rec room with a fun climbing wall, a fourth bedroom, and a third full bathroom providing a versatile layout ideal for families of all sizes. This home shows exceptionally well and is sure to impress.