



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

11201 80 Avenue
Grande Prairie, Alberta

MLS # A2335139



\$589,900

Division:	Westpointe		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,380 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	ICF Block	Utilities:	-
Features:	High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Sump Pump(s), Vinyl Windows		

Inclusions: NA

OPEN HOUSE SATURDAY AUGUST 8, 2-4PM ~Welcome Home ~Where Comfort, Space & Quality Come Together! From the moment you step inside this beautifully maintained 1,380 sq. ft. home, you'll appreciate the thoughtful design, spacious layout, and quality finishes throughout. With soaring ceilings, generous living spaces, and a stunning backyard, this home offers the perfect balance of comfort and style. The inviting living room is exceptionally spacious and features a cozy fireplace, making it the perfect gathering place for family and friends. Just beyond, the dining area impresses with its 10-foot ceilings, while the 9-foot ceilings in the living room create an open, airy feel that fills the home with natural light. The heart of the home is the large kitchen, complete with a center island, walk-in pantry, and an abundance of cabinetry~ideal for entertaining or everyday family living. The main floor offers two bedrooms including a spacious primary retreat featuring a private 5-piece ensuite with double sinks, providing both comfort and convenience. The fully finished walkout basement offers even more living space with 9-foot walls, creating a bright and welcoming lower level. Here you'll find two additional bedrooms, a full bathroom, and direct access to a beautifully landscaped backyard filled with vibrant perennial gardens~your own private outdoor oasis. Built with comfort in mind, the insulated walls help provide year-round energy efficiency and a quieter, more comfortable living environment. An attached garage adds everyday convenience and extra storage. This home truly offers the perfect combination of spacious living, thoughtful design, and beautiful outdoor space. Whether you're entertaining guests, raising a family, or simply enjoying the peaceful surroundings, you'll love everything this exceptional property has to offer. Don't miss your

chance to make this beautiful home yours!