



GRASSROOTS
REALTY GROUP

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11509 83 Avenue
Grande Prairie, Alberta

MLS # A2335902



\$499,900

Division:	Westpointe		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,646 sq.ft.	Age:	2001 (25 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Few Trees, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	15-71-6-W6
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Draperies & Rods, Over-Toilet Cabinet & Matching Vertical Cabinet, Shed

WELL-MAINTAINED and TURN-KEY, this 1,646 sq. ft. FULLY DEVELOPED 4-level split in Westpointe offers 5 bedrooms, 3.5 bathrooms and a layout that makes excellent use of every level! Recent improvements include a renovated basement, newer high-end stainless steel appliances and shingles replaced just one year ago, while the main and upper floors were freshly painted 3 years ago. Tinted windows throughout and a central vacuum system add further convenience and comfort. The wide hardwood staircase immediately sets the tone as you enter, creating a warm and polished first impression, with the hardwood flooring continuing throughout the kitchen, living and dining areas. The bright kitchen combines crisp white cabinetry with practical storage, including a built-in pantry, decorative china cabinets, wine rack and corner roll-down appliance cabinet. Stainless appliances (4 yrs old) complement the space plus a handy garburator. The adjoining dining area provides room for a large family table and opens onto the rear deck, complete with a natural gas BBQ hookup for effortless entertaining. Open railing from the dining area to the lower level visually connects the levels, creating a natural flow through the home. This lower third level offers a comfortable family room with a gas fireplace and convenient access to the large lower patio, plus a laundry room with cabinetry that is connected to a 2-piece bathroom, while direct access to the attached garage adds everyday convenience. Upstairs, the primary bedroom comfortably accommodates a king-size suite and features his-and-hers closets along with a 3-piece ensuite with a corner shower. Two additional bedrooms and a 4-piece bathroom complete the upper level. The recently RENOVATED BASEMENT adds 4th and 5th bedrooms and a 3-piece bath with a corner shower, providing a fresh, finished

space for family or guests. A T-bar ceiling provides easy access to the utilities. The heated double-attached garage is insulated and boarded, and includes a workbench, mezzanine storage, and direct access to the third level. Outside, the large backyard has been thoughtfully landscaped with a row of trees along the back for added privacy, two large fruit trees and an impressive two-tiered deck that creates plenty of space for relaxing or entertaining. An 8x10 storage shed provides additional room for seasonal equipment and tools. Situated close to everyday amenities, this family-friendly home offers a well-designed floor plan, generous outdoor space and the updates already in place to make it truly MOVE-IN READY! Contact your REALTOR® to arrange a private viewing and see everything this home has to offer.