

**11313 81 Avenue
Grande Prairie, Alberta**

MLS # A2181191



\$439,900

Division:	Westpointe		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,802 sq.ft.	Age:	2007 (17 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Lawn		

Heating: Forced Air, Natural Gas

Water: -

Floors: Laminate, Vinyl

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full, Partially Finished

LLD: -

Exterior: Stone, Vinyl Siding

Zoning: RS

Foundation: Poured Concrete

Utilities: -

Features: Breakfast Bar, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage

Inclusions: (2) sheds

Welcome to Westpointe! This beautifully updated 2-story home with a bonus room is ideally situated near walking trails, schools, and parks. The south-facing backyard features a large deck, two storage sheds - one finished as a playhouse, and ample space for outdoor entertaining. Inside, the main floor offers a welcoming entry and an open-concept living area, highlighted by a spacious kitchen. A conveniently located laundry room and a stylish half bath complete this level. The oversized 24x24 heated garage provides plenty of room for your vehicles. The bright and airy bonus room is filled with natural light, thanks to its expansive windows. Upstairs, you'll find ultimate comfort with three well-appointed bedrooms, a full bathroom, and a 4-piece ensuite in the primary bedroom. The basement is 85% complete, with two large storage rooms, two additional bedrooms, and a large bathroom that's ready for your finishing touches. This home truly shines with pride of ownership—it's a must-see! Call your favorite Realtor today to schedule a viewing!