

11313 81 Avenue  
Grande Prairie, Alberta

MLS # A2181191



## \$439,900

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!