

# \$434,500 - 11522 83 Avenue, Grande Prairie

MLS® #A2196391

**\$434,500**

5 Bedroom, 3.00 Bathroom, 1,400 sqft  
Residential on 0.13 Acres

Westpointe., Grande Prairie, Alberta

Welcome to this spacious 5-bedroom bi-level in the desirable neighborhood of Westpointe! Step inside to a bright and open entryway with access to the heated 2-car garage. The main level boasts a living room, highlighted by a massive south-facing arched window that floods the space with natural light. The kitchen features timeless oak cabinetry, sleek modern black hardware, stainless steel appliances, a corner pantry, and a large islandâ€”perfect for prep space and entertaining. Adjoining is the dining area, which leads to the fully fenced backyard, complete with a spacious deck, a large shed, a fire pit, and mature trees lining the fence for added charm.

The main floor also hosts two spare bedrooms, a 3-piece bathroom, and the primary suite, featuring a walk-in closet and a 3-piece ensuite with a stunning glass and tile shower.

Downstairs, the fully developed basement offers plenty of extra space, with a large family room, a wet bar, a wood burning stove, and a bright, oversized fourth bedroom to the left. To the right of the stairs, youâ€™ll find the laundry room, an additional 3-piece bathroom, storage, and a fifth bedroom. Additional highlights include a brand-new roof (1 year) and the added comfort of central air conditioning.

Don't miss the chance to see this home yourself! It's sure to go quick.



Built in 2002

### **Essential Information**

MLS® #	A2196391
Price	\$434,500
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,400
Acres	0.13
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	11522 83 Avenue
Subdivision	Westpointe.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W2R1

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Bar, Built-in Features
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Fire Pit, Lighting, Storage
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 22nd, 2025
Days on Market	14
Zoning	RS

**Listing Details**

Listing Office	eXp Realty
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