

\$429,900 - 11309 81 Avenue, Grande Prairie

MLS® #A2217110

\$429,900

4 Bedroom, 4.00 Bathroom, 1,522 sqft

Residential on 0.11 Acres

Westpointe., Grande Prairie, Alberta

Fully developed and move-in ready, this beautiful 1,522 sq.ft. two-storey home in Westpointe offers a bright, open layout perfect for family living. The spacious front foyer leads into a large, sun-filled living room with a cozy gas fireplace, seamlessly connected to the kitchen and dining area. The kitchen features ample cabinetry, generous counter space, stainless steel appliances, and a convenient eating bar. A functional laundry/mudroom connects to the attached garage and is complemented by a 2-piece powder room on the main floor. Upstairs, youâ€™ll find three generously sized bedrooms, including a primary suite with a luxurious 4-piece ensuite featuring a walk-in shower and soaker tub, along with a 3-piece main bathroom. The fully finished basement adds even more living space with an additional bedroom, a large rec room, and a full 3-piece bathroom. Enjoy the sunny south-facing backyard from the rear deck, and take advantage of the nearby playground and park just steps away. This is a fantastic family home in a great locationâ€”book your showing today!

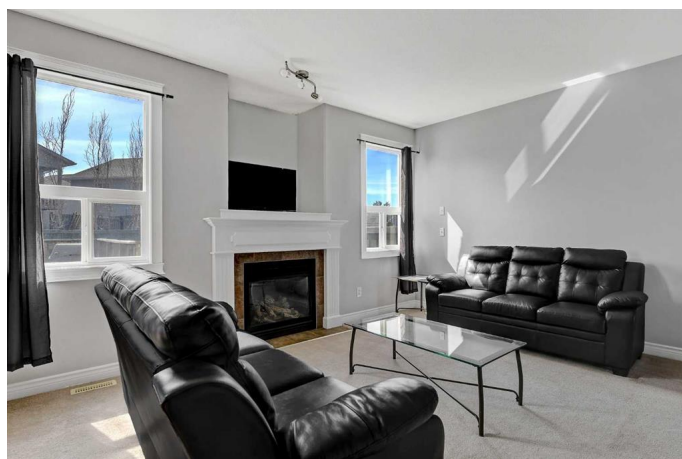
Built in 2006

Essential Information

MLS® # A2217110

Price \$429,900

Bedrooms 4



| | |
|----------------|-------------|
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,522 |
| Acres | 0.11 |
| Year Built | 2006 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 11309 81 Avenue |
| Subdivision | Westpointe. |
| City | Grande Prairie |
| County | Grande Prairie |
| Province | Alberta |
| Postal Code | T8W0A4 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 6 |
| Parking | Double Garage Attached |
| # of Garages | 576 |

Interior

| | |
|-------------------|----------------|
| Interior Features | See Remarks |
| Appliances | See Remarks |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description | Irregular Lot |
| Roof | Asphalt Shingle |

| | |
|--------------|-----------------|
| Construction | See Remarks |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 2nd, 2025 |
| Days on Market | 4 |
| Zoning | RS |

Listing Details

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|----------------|---|
| Listing Office | Sutton Group Grande Prairie Professionals |
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