

11366 81 Avenue
Grande Prairie, Alberta

MLS # A2315560



\$439,000

Division:	Westpointe		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,871 sq.ft.	Age:	2004 (22 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry		

Inclusions: appliances in as is where is condition

That Westpointe neighbourly feel is real from the moment you pull up to the aggregate driveway. Supersized turn-key two-story home is fully developed blending modern style, functional space, outdoor amenities ready for its next chapter. Grand, high-ceiling light filled entryway sets an inviting tone. Main level is seamless, open-concept ideal for daily living and entertaining, keeping kitchen to living room sight lines open and communication flowing. Your kitchen has warm maple cabinetry, sleek stainless steel appliances, pantry, breakfast bar island with seating, perfect for busy mornings or casual hosting. Deck out the back door with adjacent ground-level block patio for seasonal enjoyment of summer barbecues and outdoor dining. Fenced backyard offers plenty of space for kids and pets to play. Inviting Living Room: unwind next to the cozy gas fireplace, framed by a white mantle and accent wall. Dining Area: situated adjacent to back door leading directly to the backyard oasis. Handy bathroom and laundry area room at the garage entrance. Upstairs finds a thoughtfully designed layout ideal for a growing family. Massive Primary Suite retreat featuring generous walk-in closet, 5-piece ensuite complete with a deep corner jetted tub, separate stand-up shower, dual vanities. Main bath and charming bedrooms & multi-use spaces: well-sized secondary bedrooms including classic chair-rail molding offer plenty of closet space and natural light. ?Fully Developed Basement & Extras: finished lower level offers another bedroom, bath and massive family room space tailored for movie nights, sports, or a teenagers' hangout. ?Double-car garage ideal for a workshop, vehicle storage and keeping outdoor gear organized.