

# \$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	6
Zoning	RS

**Listing Details**

Listing Office	Sutton Group Grande Prairie Professionals
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