

11206 81 Avenue
Grande Prairie, Alberta**MLS # A2273383****\$419,900**

Division:	Westpointe		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,657 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Fiberglass, Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	RS
Foundation:	ICF Block, Poured Concrete	Utilities:	-
Features:	High Ceilings, Pantry, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: None

Welcome to this bright and spacious 1,657 sq ft two-storey home built in 2013, featuring 3 bedrooms, 2.5 bathrooms, a heated 23' x 24' garage, and backing directly onto green space with no rear neighbours in the desirable Westpointe neighbourhood. The main floor offers an impressive 18' ceiling in the living room with a cozy gas fireplace, creating an open and inviting feel, while the kitchen and dining area overlook the backyard, making it ideal for family living and entertaining, with a convenient half bath completing the level. Upstairs you'll find an oversized 13' x 13' primary bedroom with walk-in closet and full ensuite featuring double sinks, along with two additional bedrooms, a full bathroom, and the added convenience of upper-floor laundry. The unfinished basement features 9' ceilings and excellent potential for future development, including space for two more bedrooms and a full bathroom. Built with an ICF foundation and offering central air conditioning and hot water on demand, this home is well constructed and overall in good condition. Located close to parks, schools, and amenities in a family-friendly area, this property offers privacy, space, and long-term value. This home is competitively priced to reflect some work needed: replacement of the front door and frame, one bedroom door, house was professionally clean but has been smoked in.