



GRASSROOTS
REALTY GROUP

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11522 83 Avenue
Grande Prairie, Alberta

MLS # A2196391



\$449,500

| | | | |
|------------------|------------------------|---------------|-------------------|
| Division: | Westpointe | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,400 sq.ft. | Age: | 2002 (23 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Landscaped | | |

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Laminate, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Bar, Built-in Features

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RS

Utilities: -

Inclusions: N/A

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 island—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, you’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.