

\$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, you'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 location—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

Listing Office	Sutton Group Grande Prairie Professionals
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