

# \$499,900 - 11229 80 Avenue, Grande Prairie

MLS® #A2216177

**\$499,900**

4 Bedroom, 4.00 Bathroom, 2,228 sqft

Residential on 0.12 Acres

Westpointe., Grande Prairie, Alberta

Step into luxury and comfort in this fully developed 2-storey home with a lovely family-friendly design. Boasting 2,228 sq ft with 4 bedrooms, 3.5 bathrooms, and a host of upscale features, this property truly stands out. A large tiled entry with dbl closets and soaring ceilings provides a warm welcome to this beautiful home. The main floor centers around a gorgeous kitchen complete with an abundance of rich custom cabinetry, granite countertops, pantry, gas stove, a large centre island and a unique eating bar that opens to an oversized living room where a gas fireplace adds warmth and charm, and patio doors open to a massive upper deck overlooking the private backyard. A formal dining area with it's high ceilings and rich hardwood flooring adds an elegant touch.

Down the hall off the living room is a convenient laundry room with built-in cabinetry and a sink, a 2-pc bath and entry to the dbl attached garage with a handy mezzanine.

Upstairs, the impressive primary suite provides a peaceful retreat with a spa-like 5-pc ensuite that includes a walk-in closet, an air-jetted tub and a dual-head walk-in shower. Two additional bedrooms and a full bathroom complete the upper level, providing comfort and privacy for family or guests.

The bright WALK-OUT BASEMENT features a huge family room, 4th bedroom, 3-pc bath and T-bar ceiling offering easy access to utilities. Sliding doors lead to a concrete patio—ideal for outdoor entertaining.



Additional details included CENTRAL AIR CONDITIONING, central vac, surround sound on both levels and an extra-large concrete driveway.

This home delivers on every level with a QUICK POSSESSION!

Built in 2007

### **Essential Information**

MLS® #	A2216177
Price	\$499,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,228
Acres	0.12
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	11229 80 Avenue
Subdivision	Westpointe.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 0T9

### **Amenities**

Parking Spaces	6
Parking	Concrete Driveway, Double Garage Attached, Insulated
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite
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	Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Sump Pump(s), Suspended Ceiling
Appliances	Dishwasher, Dryer, Garburator, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 2nd, 2025
Days on Market	4
Zoning	RS

## Listing Details

Listing Office	Grassroots Realty Group Ltd.
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