

\$320,000 - 11522 80 Avenue, Grande Prairie

MLS® #A2235917

\$320,000

2 Bedroom, 1.00 Bathroom, 1,037 sqft
Residential on 0.12 Acres

Westpointe., Grande Prairie, Alberta

Welcome to this cute bungalow located in a family friendly neighborhood with an abundance of parks and paved walking trails. This property is very close to schools and one of the city's biggest recreational facilities - the Eastlink Centre, Twin Ice Arenas (Design Centre) and GP Gymnastic.

This HOME SWEET HOME has a welcoming entrance way with a convenient closet to put all jackets and boots away. The main floor offers an open concept floor plan with beautiful vaulted ceilings and hardwood floors, perfect for family and friends gatherings. This elegant living area flows into a bright & functional kitchen that offers plenty of storage and homemade comfort, little highlight of the property thanks to stunning maple cabinets and tile backsplash. Further down, you will find a good size dining area that opens up to a beautiful deck and a fully fenced and landscaped backyard with raised gardening beds, raspberry bushes, crabapple and saskatoon berry trees. Plus a 12x16 shed to store all your tools and toys.

Back inside, the main floor will surprise you with two spacious bedrooms and bigger than average size closets, a full size bathroom with neat storage and additional linen closet. In addition, the master bedroom has a walk -in closet and a separate door to the bathroom. The full basement is open for development with enough space to accommodate 2 more bedrooms, bathroom and a family room. Double wide paved parking pad means you



won't be stuck parking on the street and can potentially build a garage or tuck away your RV / boat thanks to the 17 sq ft side yard with easy to access gate.

Simply a perfect home in a quiet neighborhood, close to all amenities and did we mention A/C yet? Oh yes, this is the house you need for scorching summer days. Ready for a quick possession so call right away and be the first one to have an opportunity to own this gem.

Built in 2003

Essential Information

MLS® #	A2235917
Price	\$320,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,037
Acres	0.12
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	11522 80 Avenue
Subdivision	Westpointe.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 2T9

Amenities

Utilities	Electricity Available, Natural Gas Available, Sewer Available, Cable Available, Garbage Collection, Phone Available, Water Available
Parking Spaces	2

Parking	Additional Parking, Front Drive, Off Street, Parking Pad, Paved
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Interior

Interior Features	Open Floorplan, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Garden, Private Entrance, Private Yard
Lot Description	Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Gazebo, Landscaped, Lawn, Private, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 3rd, 2025
Days on Market	4
Zoning	R

Listing Details

Listing Office	RE/MAX Grande Prairie
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