

11506 80 Avenue
Grande Prairie, Alberta

MLS # A2280071



\$335,000

Division:	Westpointe		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,237 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Pantry, Sump Pump(s)		
Inclusions:	n/a		

UPDATED 2-STOREY IN WESTPOINTE! This beautifully refreshed Westpointe home features 4 bedrooms and 1.5 bathrooms with thoughtful upgrades throughout. The welcoming entry opens into a bright, south-facing living room, complemented by a convenient main-floor half bath and a separate dining area. The kitchen is equipped with newer stainless steel appliances, a tiled backsplash, a pantry, and plenty of storage. Laundry is discreetly located off the rear entry, which leads to a fully fenced backyard. Upstairs offers three well-sized bedrooms, including a generous primary suite with a walk-in closet and direct access to the full bathroom through a pocket door. Durable laminate flooring runs throughout the home—no carpet. The partially finished basement provides excellent storage along with a fourth bedroom. Step outside to enjoy the fully fenced backyard complete with a deck, firepit, garden planters, and a storage shed. Ideally located within walking distance to schools and shopping.