

# \$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 |
|-------------------|---|

|                 |  |
|-----------------|--|
|                 | 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 | 2             |
| Zoning         | RS            |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

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