



11202 81 Avenue
Grande Prairie, Alberta

MLS # GP214492



\$377,900

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| Division: | Westpointe. | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 1,791 sq.ft. | Age: | 2012 (8 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Driveway, Attached, Attached Garage, Garage Door Opener, Garage Faces P | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|-------------------------|-------------------|---------------------------------|
| Heating: | Forced Air, Natural Gas | Water: | Public |
| Floors: | Carpet, Tile | Sewer: | Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Walk-Out | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | 11202 |
| Foundation: | Poured Concrete | Utilities: | Cable, Electricity, Natural Gas |
| Features: | - | | |

Inclusions: FRIDGE, STOVE, WASHER, DRYER, DISHWASHER, ALL WINDOW COVERINGS, CENTRAL VAC, GARAGE DOOR OPENER

Walk-out basement onto green space with walking trails and pond in quiet cul-de-sac location close to school. This 4-Level split is fully developed, very spacious in the layout, and only 8 years old. Dark Mocha cabinets, tile flooring, tile backsplash, corner pantry, and island with eating bar. Large Master bedroom upstairs features dual closets with slider to Master bath, and the other two bedrooms are very generous in size. Lower level features oversized family room with corner gas fireplace, and French doors to the walk-out. Bottom level offers another good sized bedroom, laundry room with built in shelving, extra cabinets and plenty of space for an office. Lots of under stairs storage area for bikes, hockey equipment, Christmas ornaments, kids fort area.....yes really it is that big. 13,000 BTU AC system, and central vac. Large heated double car garage with full 10' overhead door, 220 volt, 10 x 10 workshop area & 10 x 10 storage mezzanine. Book your showing today!