

\$449,500 - 11522 83 Avenue, Grande Prairie

MLS® #A2196391

\$449,500

5 Bedroom, 3.00 Bathroom, 1,400 sqft
Residential on 0.13 Acres

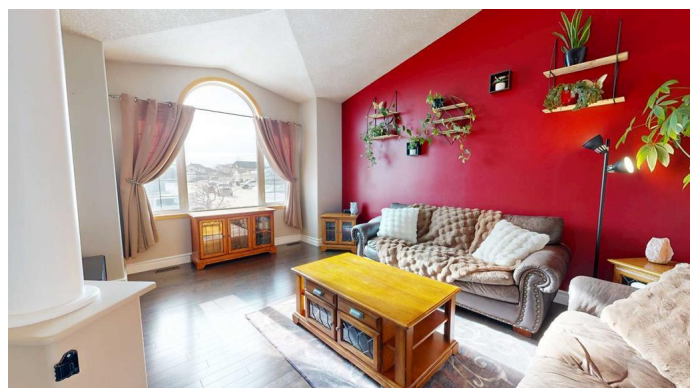
Westpointe., Grande Prairie, Alberta

Welcome to this spacious 5-bedroom bi-level in the desirable neighborhood of Westpointe! Step inside to a bright and open entryway with access to the heated 2-car garage. The main level boasts a living room, highlighted by a massive south-facing arched window that floods the space with natural light. The kitchen features timeless oak cabinetry, sleek modern black hardware, stainless steel appliances, a corner pantry, and a large island—perfect for prep space and entertaining. Adjoining is the dining area, which leads to the fully fenced backyard, complete with a spacious deck, a large shed, a fire pit, and mature trees lining the fence for added charm.

The main floor also hosts two spare bedrooms, a 3-piece bathroom, and the primary suite, featuring a walk-in closet and a 3-piece ensuite with a stunning glass and tile shower.

Downstairs, the fully developed basement offers plenty of extra space, with a large family room, a wet bar, a wood burning stove, and a bright, oversized fourth bedroom to the left. To the right of the stairs, you™ find the laundry room, an additional 3-piece bathroom, storage, and a fifth bedroom. Additional highlights include a brand-new roof (1 year) and the added comfort of central air conditioning.

Don't miss the chance to see this home yourself! It's sure to go quick.



Built in 2002

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2196391 |
| Price | \$449,500 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,400 |
| Acres | 0.13 |
| Year Built | 2002 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 11522 83 Avenue |
| Subdivision | Westpointe. |
| City | Grande Prairie |
| County | Grande Prairie |
| Province | Alberta |
| Postal Code | T8W2R1 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Bar, Built-in Features |
| Appliances | Dishwasher, Refrigerator, Washer/Dryer, Window Coverings, Stove(s) |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|-----------------------------|
| Exterior Features | Fire Pit, Storage, Lighting |
| Lot Description | Landscaped |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 22nd, 2025 |
| Days on Market | 1 |
| Zoning | RS |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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