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11522 83 Avenue  
Grande Prairie, Alberta

MLS # A2196391



\$434,500

Division:	Westpointe		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,400 sq.ft.	Age:	2002 (23 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features		

Inclusions:	N/A
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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’ll 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.