

\$434,500 - 11522 83 Avenue, Grande Prairie

MLS® #A2196391

\$434,500

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™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.



Built in 2002

Essential Information

MLS® #	A2196391
Price	\$434,500
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, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	April 22nd, 2025
Days on Market	13
Zoning	RS

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.