

11365 82 Avenue  
Grande Prairie, Alberta

MLS # A2271452



# \$283,900

<b>Division:</b>	Westpointe		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	892 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Open Floorplan		

**Inclusions:** N/A

Great investment property or for a first-time homebuyer!!! This home has 2 bedrooms and 1 full bathroom on the upper level and 2 bedrooms and 1 bathroom in the non-conforming unit on the lower level with a side entrance. The kitchen has a walk-in pantry and stainless steel appliances. The living room has a gas fireplace. Laminate flooring in the kitchen and living room. The primary bedroom has a large double closet. Shared laundry. The kitchen in the lower unit has white appliances and laminate flooring in the living room. The backyard is fully fenced, landscaped, and has a deck. Book your showing today!!!!