

11409 82 Avenue  
Grande Prairie, Alberta

MLS # A2274028



## \$334,900

<b>Division:</b>	Westpointe		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,518 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn		

<b>Heating:</b>	High Efficiency, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	RC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** N/A

Very well kept 2-storey duplex in Westpointe!!! This home has 3 bedrooms and 2 1/2 bathrooms and a single attached garage. Open concept kitchen, dining, and living room with vinyl plank flooring and a gas fireplace. There is a 2 piece bathroom on the main level. The upstairs has the primary bedroom with an ensuite and double closets, bedrooms 2 / 3, a full main bathroom, and a laundry room with a sink and storage. The basement is undeveloped and ready for a 4th bedroom, a family room, and another bathroom. The backyard is landscaped and fenced. Book your showing today!!