



11346 82 Avenue S
Grande Prairie, Alberta

MLS # A2192505



\$314,900

Division:	Westpointe		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,417 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, City Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Aluminum Siding , Brick, Vinyl Siding	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan		

Inclusions: N/A

INVESTOR ALERT! Welcome to this beautifully designed 4-bedroom, 4-bathroom duplex, offering 1,417 sqft of comfortable living space. Located in a desirable neighborhood, this home features a bright and airy open concept layout, perfect for entertaining and family living. Upstairs you will find 3 large bedrooms and 2 full bathrooms. The master has a 3 piece en-suite. Laundry is located in the fully finished basement along with the 4th bedroom and 4th bathroom. Out front there is a long double parking pad outside the double garage. The backyard is fully fenced, can be accessed from the front of the home, and has plenty of room for an RV. Located in a prime area with easy access to schools, parks, shopping, and transit, this home is a must-see!