



**GRASSROOTS**  
REALTY GROUP

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**11402 82 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2206483**



**\$335,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Westpointe                         |               |                   |
| <b>Type:</b>     | Residential/Duplex                 |               |                   |
| <b>Style:</b>    | 2 Storey, Attached-Front/Back      |               |                   |
| <b>Size:</b>     | 1,345 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> | Back Yard, City Lot, Irregular Lot |               |                   |

|                    |                                       |                   |    |
|--------------------|---------------------------------------|-------------------|----|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Linoleum                      | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                       | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full, Partially Finished              | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Brick, Vinyl Siding                   | <b>Zoning:</b>    | RC |
| <b>Foundation:</b> | Poured Concrete                       | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Kitchen Island, Pantry                |                   |    |

**Inclusions:** N/A

JUST Fully Repainted throughout - Walls, trim, doors throughout - looks very fresh and bright in this 2 Storey Duplex with a single car garage located in Westpointe subdivision. This home has a nice design offering just over 1300 sq.ft. on the main & upper level. The entrance on the main floor is bright and open with a high ceiling & windows viewing the upper floor. From the entrance you walk straight into the kitchen, dining and living room area. The kitchen has maple cabinets, an island & corner pantry. The island has the kitchen sink overlooking the living room that features a gas fireplace & tons of windows looking out into the yard. There is a 2 pc. guest bathroom on the main floor across the hall from the garage entrance. The upper level has a spacious master bedroom with 3 pc. ensuite bathroom, second & third bedrooms & 4 pc. main bathroom. There is a large partially developed room in the basement and the laundry area next to the furnace and hot water tank. Access to the back deck off the living room into the fenced yard. This home is ready immediately NOW for a new owner.