



GRASSROOTS
REALTY GROUP

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11402 82 Avenue
Grande Prairie, Alberta

MLS # A2206483



\$335,000

Division:	Westpointe		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Front/Back		
Size:	1,345 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, City Lot, Irregular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Full, Partially Finished
Exterior:	Brick, Vinyl Siding
Foundation:	Poured Concrete
Features:	Kitchen Island, Pantry

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RC
Utilities:	-

Inclusions: N/A

2 Storey Duplex with a single car garage located in Westpointe subdivision in a quiet cul de sac. 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 open to 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 sink & overlooks the living room where is 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. There is a deck off the main floor area and fenced yard. This home is Ready immediately for a new owner.