



**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	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry		

Inclusions: N/A

Attractive 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 1400 sq.ft. on the main & upper level. The entrance on the main floor has 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 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 to the garage entrance. The upper level has the large master bedroom with ensuite bathroom, second & third bedrooms & 4 pc. main bathroom. There is a large developed room in the basement and some additional unfinished space. This is the original owner selling with a tenant in place on a month to month tenancy. Vacant possession would be 90 days with Tenant notice. This duplex adjoins attached property at 11406-82 Avenue (MLS A2206040) which is also for sale for \$359,900.00