

**11353 82 Avenue  
Grande Prairie, Alberta**

**MLS # A2231714**



**\$339,900**

<b>Division:</b>	Westpointe		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,174 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NA

Discover stylish, functional living in this fully developed 4-bedroom, 2.5-bathroom half duplex at 11353 82 Ave in Westpointe—where thoughtful Boho-inspired design meets modern comfort. From the moment you step inside, you're greeted by soaring windows that pour in natural light and highlight the warm, contemporary finishes throughout. The open-concept main floor features rich maple cabinetry, stainless steel appliances, and an angled peninsula with an eat-up ledge, creating a seamless flow from the kitchen to the dining area and out to the backyard deck—perfect for summer BBQs in the mature yard. Just off the attached garage is a handy mudroom space with laundry, a half bath, and generous closet storage. Upstairs offers three spacious bedrooms, including a primary suite with dual closets and shared en-suite, plus a full main bath and linen storage. The fully finished basement adds a large family room, full bath, and fourth bedroom—ideal for guests, teens, or added rental value. With an attached garage, tasteful design, and a location steps from trails, parks, and West Grande Prairie's amenities, this home is a fantastic first-time buy or investment opportunity that truly stands out.