

**11402 82 Avenue
Grande Prairie, Alberta**

MLS # A2206483



\$324,900

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

READY NOW ! We had to wait for the Tenant to MOVE out! But now it is ready for either a new owner or investor! Take a look at this Fully Repainted 2 Storey Duplex with attached Garage. The inside is fresh, bright & clean with the new paint & located in a nice cul de sac in Westpointe subdivision. You will notice this home offers great living space in comparison to others for sale because it is over 1300 sq.ft. on the main & upper level. There are 3 bedrooms & 2 1/2 bathrooms. The basement is an open room with some drywall & framing. The main entrance is bright and open with the extra high ceiling & windows open to the upper floor. From the entrance you walk down the hallway & 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 access to the back deck off the living room into the fenced yard. There is a 2 pc. guest bathroom on the main floor across the hall from the garage entrance. The private upper level has a spacious master bedroom with 3 pc. ensuite bathroom, second & third bedrooms & 4 pc. main bathroom. The basement is partially developed with a large framed & drywalled room and the laundry area next to the furnace and hot water tank. This home is ready immediately for a new owner.