

# **\$324,900 - 11402 82 Avenue, Grande Prairie**

MLS® #A2206483

## **\$324,900**

3 Bedroom, 3.00 Bathroom, 1,345 sqft

Residential on 0.08 Acres

Westpointe., Grande Prairie, Alberta

We had to wait for the Tenant to MOVE out! But now it is ready! Take a look at this Fully Repainted 2 Storey Duplex with attached Garage. It looks very fresh, bright & clean and just waiting for it's new owner. Located in a nice cul de sac in Westpointe subdivision, this home offers great living space and bedroom space in comparison to others for sale at just 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 entrance on the main floor is bright and open & there is 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.

Built in 2006

## **Essential Information**



MLS® #	A2206483
Price	\$324,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,345
Acres	0.08
Year Built	2006
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Back Split
Status	Active

### Community Information

Address	11402 82 Avenue
Subdivision	Westpointe.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 2Y6

### Amenities

Parking Spaces	3
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Kitchen Island, Pantry
Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s), Window Coverings, Dryer, Washer
Heating	Forced Air, Fireplace(s), Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, City Lot, Irregular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	March 27th, 2025
Days on Market	148
Zoning	RC

**Listing Details**

Listing Office	Century 21 Grande Prairie Realty Inc.
----------------	---------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.