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

MLS® #A2206483

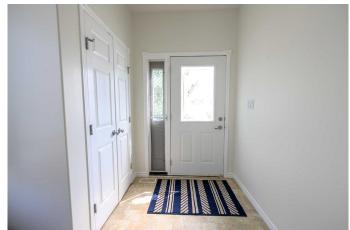
### \$324,900

3 Bedroom, 3.00 Bathroom, 1,345 sqft Residential on 0.08 Acres

Westpointe., Grande Prairie, Alberta

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.







#### **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 Pantry, Kitchen Island

Appliances Dishwasher, Dryer, Refrigerator, Washer, Window Coverings, Garage

Control(s), Stove(s)

Heating Forced Air, Natural Gas, Fireplace(s)

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 171

Zoning RC

# **Listing Details**

Listing Office Century 21 Grande Prairie Realty Inc.

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