

# \$335,000 - 11402 82 Avenue, Grande Prairie

MLS® #A2206483

## \$335,000

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

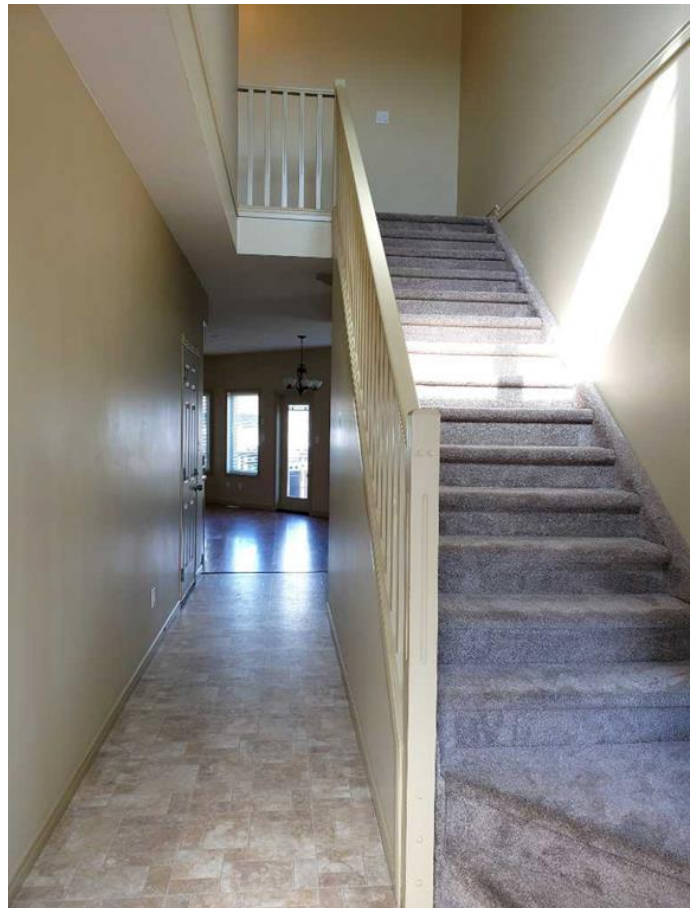
Westpointe., Grande Prairie, Alberta

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 a spacious 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 home will be vacant on April 30, 2025.

Built in 2006

### Essential Information

MLS® #	A2206483
Price	\$335,000
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, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings
Heating	Fireplace(s), Forced Air, 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, Irregular Lot, City Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed March 27th, 2025

Days on Market 27

Zoning RC

### Listing Details

Listing Office Century 21 Grande Prairie Real



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