

# \$415,000 - 11506 82 Avenue, Grande Prairie

MLS® #A2211259

## \$415,000

5 Bedroom, 3.00 Bathroom, 1,285 sqft

Residential on 0.14 Acres

Westpointe., Grande Prairie, Alberta

Welcome to your new Home in Westpointe!

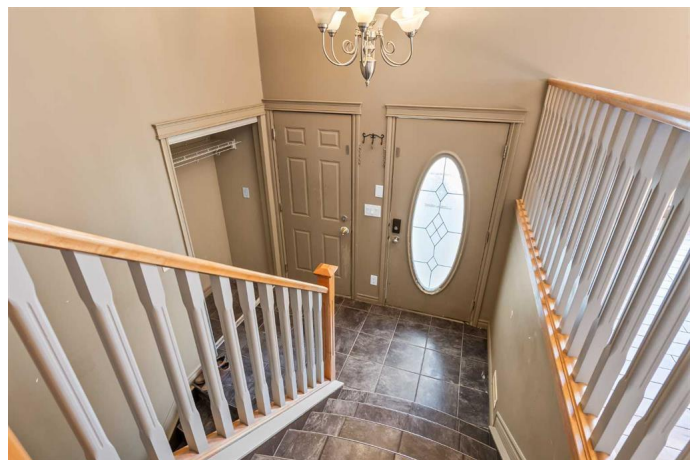
This home is filled with potential. It has three good size bedrooms upstairs including an ensuite and walk in closet. A beautiful kitchen with a Breakfast Bar, Gas Oven with Range Hood. The living area, kitchen and bedrooms throughout the house are all hardwood.

Downstairs offers another great size living room, 2 more bedrooms and a nicely done tiled bathroom. Walk out on the back deck to a good size back yard, natural gas hook-up for BBQ and a raised section for gardening. Attached to the house is a double heated garage with plenty of shelving for storage. Located close to three different schools in a good neighbourhood. Call and schedule a showing with your favourite Realtor® today.

Built in 2004

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2211259    |
| Price          | \$415,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,285       |
| Acres          | 0.14        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |



|        |          |
|--------|----------|
| Style  | Bi-Level |
| Status | Active   |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11506 82 Avenue |
| Subdivision | Westpointe.     |
| City        | Grande Prairie  |
| County      | Grande Prairie  |
| Province    | Alberta         |
| Postal Code | T8W2R2          |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 4                                   |
| Parking        | Double Garage Attached, Parking Pad |
| # of Garages   | 2                                   |

### Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Granite Counters, Kitchen Island, Pantry, Walk-In Closet(s), Sump Pump(s), Wired for Sound |
| Appliances        | Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer                                   |
| Heating           | Forced Air, Natural Gas                                                                                    |
| Cooling           | None                                                                                                       |
| Has Basement      | Yes                                                                                                        |
| Basement          | Finished, Full                                                                                             |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Fire Pit                      |
| Lot Description   | Back Yard, Front Yard, Garden |
| Roof              | Asphalt Shingle               |
| Construction      | Brick, Vinyl Siding           |
| Foundation        | Poured Concrete               |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 13th, 2025 |
| Days on Market | 8                |
| Zoning         | RS               |

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.