



GRASSROOTS
REALTY GROUP

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11353 82 Avenue
Grande Prairie, Alberta

MLS # A2231714



\$339,900

Division:	Westpointe		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,174 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	NA
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Discover stylish, functional living in this fully developed 4-bedroom, 2.5-bathroom half duplex at 11353 82 Ave in Westpointe—where thoughtful Boho-inspired design meets modern comfort. From the moment you step inside, you're greeted by soaring windows that pour in natural light and highlight the warm, contemporary finishes throughout. The open-concept main floor features rich maple cabinetry, stainless steel appliances, and an angled peninsula with an eat-up ledge, creating a seamless flow from the kitchen to the dining area and out to the backyard deck—perfect for summer BBQs in the mature yard. Just off the attached garage is a handy mudroom space with laundry, a half bath, and generous closet storage. Upstairs offers three spacious bedrooms, including a primary suite with dual closets and shared en-suite, plus a full main bath and linen storage. The fully finished basement adds a large family room, full bath, and fourth bedroom—ideal for guests, teens, or added rental value. With an attached garage, tasteful design, and a location steps from trails, parks, and West Grande Prairie's amenities, this home is a fantastic first-time buy or investment opportunity that truly stands out.