



GRASSROOTS
REALTY GROUP

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11365 82 Avenue
Grande Prairie, Alberta

MLS # A2271452



\$283,900

Division:	Westpointe		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	892 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan		

Inclusions: N/A

Great investment property or for a first-time homebuyer!!! This home has 2 bedrooms and 1 full bathroom on the upper level and 2 bedrooms and 1 bathroom in the non-conforming unit on the lower level with a side entrance. The kitchen has a walk-in pantry and stainless steel appliances. The living room has a gas fireplace. Laminate flooring in the kitchen and living room. The primary bedroom has a large double closet. Shared laundry. The kitchen in the lower unit has white appliances and laminate flooring in the living room. The backyard is fully fenced, landscaped, and has a deck. Book your showing today!!!!