



11353 82 Avenue
Grande Prairie, Alberta

MLS # A2308523



\$369,900

Division:	Westpointe		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,174 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, City Lot		

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

Inclusions: NA

Welcome to this fully developed duplex in the desirable Westpointe neighbourhood—where comfort, functionality, and location come together seamlessly. Offering 4 bedrooms and 2.5 bathrooms, this home delivers the space you need with thoughtful updates throughout. Step inside to a bright, inviting interior featuring newer paint and a layout designed for everyday living. The kitchen and living areas flow effortlessly, making it easy to entertain or keep an eye on the family. Upstairs, the primary suite is a standout, complete with direct access to the main bathroom for added convenience. This home has seen key mechanical upgrades, including a newer high-efficiency furnace and hot water tank, giving you peace of mind moving forward. Triple pane windows enhance energy efficiency and year-round comfort. The fully developed basement adds excellent flexibility, featuring an additional bedroom and full bathroom—ideal for guests, a growing family, or added rental appeal. Outside, enjoy a nicely landscaped yard and the convenience of an attached garage. Located in a great pocket of Westpointe, you’re just minutes from schools, parks, and shopping. An affordable option for first-time buyers or a strong, turnkey investment property—this is one you won’t want to miss.