

**11353 82 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2308523**



**\$379,900**

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

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