

11406 82 Avenue
Grande Prairie, Alberta

MLS # A2206040



\$359,900

Division:	Westpointe		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Front/Back		
Size:	1,664 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Irregular Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	Laminate Counters		

Inclusions: N/A

Unique Semi-detached home with an attached garage located in a quiet cul de sac location in Westpointe subdivision. This 2 Storey duplex design is very spacious with just over 1700 sq.ft. on the main floor & upper level with some development in the basement. The location of this duplex is on a pie shaped good sized fully fenced lot. This is the original owner selling it with a long term tenant in place. The main floor features a spacious entrance with high ceilings to the upper level, a 2 pc. guest bathroom, access to the garage, a nice kitchen with maple cabinetry, dining area and living room with gas fireplace. The basement has some development but is not completely finished. The Tenant in place has month to month tenancy paying \$1900.00/mth + utilities. Tenants would like to stay. This duplex is attached to another duplex that is listed for sale also (11402-82 Avenue MLS A2206483) for \$335,000.00. Vacant possession is 90 days giving Tenant notice.