

**11406 82 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2206040**



**\$359,900**

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

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