

# \$339,900 - 11353 82 Avenue, Grande Prairie

MLS® #A2231714

**\$339,900**

4 Bedroom, 3.00 Bathroom, 1,174 sqft

Residential on 0.07 Acres

Westpointe., Grande Prairie, Alberta

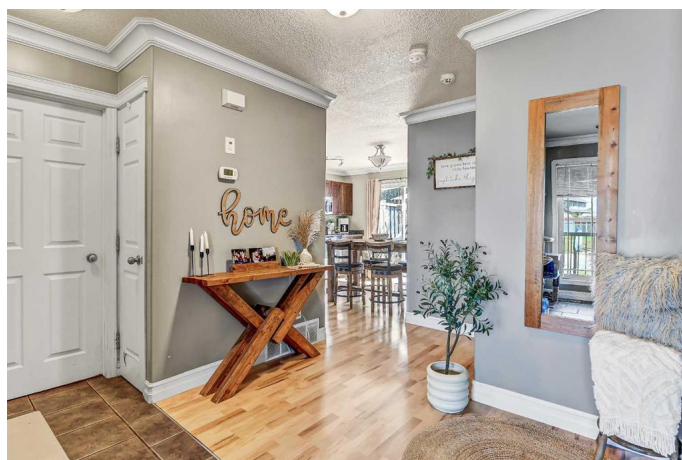
Discover stylish, functional living in this fully developed 4-bedroom, 2.5-bathroom half duplex at 11353 82 Ave in Westpointe—where thoughtful Boho-inspired design meets modern comfort. From the moment you step inside, you're greeted by soaring windows that pour in natural light and highlight the warm, contemporary finishes throughout. The open-concept main floor features rich maple cabinetry, stainless steel appliances, and an angled peninsula with an eat-up ledge, creating a seamless flow from the kitchen to the dining area and out to the backyard deck—perfect for summer BBQs in the mature yard. Just off the attached garage is a handy mudroom space with laundry, a half bath, and generous closet storage. Upstairs offers three spacious bedrooms, including a primary suite with dual closets and shared en-suite, plus a full main bath and linen storage. The fully finished basement adds a large family room, full bath, and fourth bedroom—ideal for guests, teens, or added rental value. With an attached garage, tasteful design, and a location steps from trails, parks, and West Grande Prairie's amenities, this home is a fantastic first-time buy or investment opportunity that truly stands out.

Built in 2006

## Essential Information

MLS® #

A2231714



Price	\$339,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,174
Acres	0.07
Year Built	2006
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	11353 82 Avenue
Subdivision	Westpointe.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W0A7

### Amenities

Parking Spaces	4
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	See Remarks
Roof	Asphalt Shingle

Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 16th, 2025
Zoning	RC

### **Listing Details**

Listing Office	Grassroots Realty Group Ltd.
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