

11341 107 Avenue
Grande Prairie, Alberta

MLS # A2207846



\$445,000

Division:	Westgate		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,428 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Laminate

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RS

Utilities: -

Inclusions: N/A

Immediate possession available! Welcome to this family-friendly modified bi-level located in desirable Westgate. This well-designed home features 3 spacious bedrooms and 2 full bathrooms, including a large primary suite with walk-in closet and a 4-piece ensuite featuring a soaker tub and dual-sink vanity. The open-concept main living space offers vaulted ceilings, a cozy gas fireplace, and a beautiful kitchen with quartz countertops, pantry, ample cabinetry, and a big island perfect for entertaining. Two additional bedrooms and a full bathroom are conveniently located on the main level. The large undeveloped basement offers endless potential for future customization. Close to shopping, restaurants, and other amenities—this home is ready for its new owner!