



GRASSROOTS
REALTY GROUP

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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	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions:	N/A
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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!