

**11314 107 Avenue
Grande Prairie, Alberta**

MLS # A2162638



\$519,900

Division:	Westgate		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,381 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Interior Lot, Street Lighting, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	n/a		

Clover Construction Job # 139. 'Sumac' modified bilevel plan. Open plan. 3 bedrooms. 2 full bathrooms. Ensuite with double sinks and freestanding tub. Island kitchen. Walk in pantry. Quartz coutertops throughout. Vinyl tile and plank floors. Black and brass fixtures. High ceilings in main and basement areas. Triple garage with basement entry. Stainless steel appliances. Immediate possession.