

**11406 107 Avenue  
Grande Prairie, Alberta**

**MLS # A2162810**



**\$495,000**

<b>Division:</b>	Westgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,630 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	City Lot		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Tankless Hot Water, Walk-In Closet(s)

**Inclusions:** Deck, \$5000 appliance allowance, GDO w. Controls and Real Property Report. Grande Built Homes 1yr Builders Warranty. Alberta New Home Warranty 2yr Supply and Distribution Systems, 5yr Building Envelope, 10yr Structural.

Welcome to the Brooklyn, a brand new 1622 sq ft 2-storey home built by Grande Built Homes, located in the family-friendly Westgate neighbourhood. The Brooklyn features large picture windows that let in plenty of natural light, stone countertops throughout, a spacious bonus room on the 2nd level, fantastic kitchen with a large island, corner pantry, and soft-close cabinets, and modern, stylish lighting. The primary suite boasts a chic feature wall, dual sinks, and an oversized tile shower. With 3 bedrooms and 2.5 bathrooms, there's ample space for your growing family. Enjoy outdoor living on the constructed deck, and take advantage of the triple garage for your vehicles and storage needs. Plus, there's a \$5000 allowance for appliances. The neighbourhood offers paved trails, parks, green spaces, and is close to recreation, shopping, and dining. It's the perfect place for growing families in the Grande Prairie area or those considering moving to this vibrant community.