

**11424 107 Avenue  
Grande Prairie, Alberta**

**MLS # A2172034**



**\$574,900**

<b>Division:</b>	Westgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,590 sq.ft.	<b>Age:</b>	2021 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Triple Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	City Lot, No Neighbours Behind, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Fiberglass	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Silent Floor Joists, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows

**Inclusions:** N/A

Check out this Chic bi-level located in Westgate. Backing on to NO REAR NEIGHBORS, this modified bi level floor plan has 3 spacious bedrooms with plenty of room for study, sleep and storage, 2 luxurious feeling bathrooms, and a sleek and stylish kitchen that flows through to the dining room and is open to the bright family room. The primary bedroom is on the upper floor, complete with a walk-in closet and relaxing, spa like ensuite you can enjoy. The many modern accents are highlighted by gold details and hardware, trendy lighting, and warm natural tones & elements. Your basement has been tastefully developed by the builder to match the consistency and details of the main level. A massive 26 x 26 Triple garage is a dream for keeping your vehicles out of the elements! Thoughtfully crafted with efficiency in mind, the home is completed with cost-saving LED lighting, spray foam insulation, a Navien hot water on demand, high-efficiency furnace, and low E argon windows. This home has to be seen to be appreciated, don't delay before its gone!