



**GRASSROOTS**  
REALTY GROUP

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11432 107 Avenue  
Grande Prairie, Alberta

MLS # A2235728



**\$569,900**

Division:	Westgate		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,247 sq.ft.	Age:	2019 (6 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Irregular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	See Remarks	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

**Inclusions:** ALL APPLIANCES

Generate extra income from home with this property's fully legal secondary suite. The main floor offers 3 beds 2 baths an open-concept layout with a spacious living and dining area, a modern kitchen, two bedrooms, a 4-piece main bathroom, and a primary suite with a 4-piece ensuite and walk-in closet. Step out from the kitchen onto the deck and enjoy the backyard. The 2 bed 1 bath basement suite mirrors the open-concept design with its own living area, dining space, kitchen, two bedrooms, and a 4-piece bathroom. Throughout the home, you'll find stylish vinyl plank flooring, tiled bathrooms, quartz countertops, a tile backsplash, raised ceilings, and built-in wood shelving in the closets. Yard is landscaped and fenced with a deck off the main unit. This is truly a must-see!