



GRASSROOTS
REALTY GROUP

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11309 105A Avenue
Grande Prairie, Alberta

MLS # A2239254



\$379,900

Division:	Westgate		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,250 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	LDR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: window coverings

This outstanding home is turn-key and immaculate! Well-cared for two-story home has a charming covered front veranda and a very large deck in the back. Nice modern finishes, beautiful flooring and neutral paint colors. Main floor features large living room with great natural light, spacious kitchen & dining area, and a lovely half bath. Plus access to the fabulous large deck and back yard. Upper level has 3 bedrooms, full bath with separate shower & soaker tub, and laundry. Master bedroom boasts a nice walk-in closet. The basement is undeveloped and ready for your personal touches. Very large shed in back & wonderfully large, mature trees, plus fully fenced. Don't miss this great place to call home!