



GRASSROOTS
REALTY GROUP

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10624 114C Street
Grande Prairie, Alberta

MLS # A2257550



\$375,000

Division:	Westgate		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,401 sq.ft.	Age:	2016 (9 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Storage		

Inclusions: NA

Welcome to this spacious half duplex located in the desirable Westgate subdivision, close to schools, shopping, and everyday amenities. The main floor offers an open-concept living and dining area filled with natural light, a stylish kitchen complete with stainless steel appliances, and a full bathroom for convenience. Upstairs you will find four bedrooms including the primary suite, which features a walk-in closet that flows directly into a private ensuite. An additional full bathroom serves the other bedrooms, providing comfort and functionality for the whole family. Outside, the fenced backyard with deck is perfect for relaxing or entertaining, and the attached garage adds everyday convenience. Offering the perfect balance of space, comfort, and location, this Westgate home is ready to welcome its next family.