



GRASSROOTS
REALTY GROUP

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11306 107 Avenue
Grande Prairie, Alberta

MLS # A2262409



\$659,900

Division:	Westgate		
Type:	Residential/Duplex		
Style:	Attached-Up/Down, Bi-Level		
Size:	1,399 sq.ft.	Age:	2023 (2 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached, Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Interior Lot, M		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: n/a

Clover Construction job # C141. Open plan bilevel with legal suite - 3 beds / 2 baths upper suite; 2 beds / 2 baths lower suite. 3 car attached garage - 2 stalls upper suite; 1 stall lower suite. Deck. Vinyl plank flooring throughout. Quartz countertops. Large pie shaped lot. Room for RV pad.