



GRASSROOTS
REALTY GROUP

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10609 114A Street
Grande Prairie, Alberta

MLS # A2273188



\$599,900

Division:	Westgate		
Type:	Residential/Duplex		
Style:	Attached-Up/Down, Bi-Level		
Size:	1,261 sq.ft.	Age:	2018 (7 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Quartz Counters, See Remarks, Separate Entrance, Vinyl Windows		

Inclusions: Negotiable

This legal up/down duplex showcases quality craftsmanship and modern finishes, featuring quartz countertops throughout, vinyl plank and tile flooring, a tile backsplash, raised ceilings, and custom built-in wood shelving in the closets. The main floor offers 3 bedrooms and 2 bathrooms with an open-concept layout that includes a spacious living and dining area, a modern kitchen, two bedrooms, a 3-piece main bathroom, and a primary suite with a 3-piece ensuite and walk-in closet. From the kitchen, step out onto the deck and enjoy the landscaped and fenced backyard. The 2-bedroom, 1-bathroom basement suite mirrors the same open-concept design with its own living area, dining space, kitchen, two bedrooms, and a 3-piece bathroom. Designed with energy efficiency in mind, the home includes two high-efficiency furnaces, two Navien hot water-on-demand systems, LED lighting, and Low-E argon windows. Yard is landscaped with tasteful washed rock that makes for hassle free maintenance! Whether you're looking to invest or live on one level while renting the other, this property is a rare find in one of Grande Prairie's most popular neighbourhoods. Close to amenities, restaurants, playgrounds, and more! This truly is a must see.