



11414 106 Avenue  
Grande Prairie, Alberta

MLS # A2277482



**\$529,900**

**Division:** Westgate

**Type:** Residential/House

**Style:** Modified Bi-Level

**Size:** 1,286 sq.ft. **Age:** 2018 (8 yrs old)

**Beds:** 4 **Baths:** 3

**Garage:** Double Garage Attached

**Lot Size:** 0.10 Acre

**Lot Feat:** See Remarks

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Ceramic Tile, Vinyl

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** RG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** See Remarks

**Inclusions:** Hot tub is negotiable, but not considered in listing price

STUNNING, BETTER-THAN-NEW MODIFIED BI LEVEL FACING POND IN WESTGATE! This extensively finished modified bi-level sits in a sought-after pocket of Westgate, only a short walk from the new hospital, the college, multiple shopping districts, and a wide selection of restaurants. Built in 2018, the property offers a move-in-ready experience with four bedrooms, three bathrooms, a fully developed yard, a heated and insulated garage, fencing already in place, and an enclosed three-season deck. The home presents even better than new, featuring fresh interior paint, a new fridge and stove, a basement wet bar, and a remarkable custom shower constructed with tempered glass. The front entry showcases impressive vaulted ceilings and opens into a bright, seamless layout that blends the kitchen, dining area, and living room. The kitchen is equipped with quartz surfaces, a centre island with seating space, a walk-in pantry, generous cabinetry, and high-end appliances. The dining area easily accommodates a large table for gatherings and entertaining, while the living room is framed by an oversized window and an eye-catching fireplace. Two well-proportioned bedrooms, a full bathroom, and convenient hallway linen storage complete the main level. The private primary suite is set above the garage, offering a walk-in closet and a four-piece ensuite. The fully completed basement is a standout feature, offering an expansive family room, a full wet bar, a showpiece bathroom with oversized tile flooring and a tiled shower, and an additional spacious bedroom. The garage includes heat, insulation, and a utility sink with hot and cold taps. Outside, the backyard is fully fenced + landscaped and includes a covered three-season deck with storage beneath. (Hot tub is negotiable)