



**GRASSROOTS**  
REALTY GROUP

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11302 107 Avenue  
Grande Prairie, Alberta

MLS # A2286668



**\$589,900**

Division:	Westgate		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,462 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2
Garage:	Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Interior Lot, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Vaulted Ceiling(s)		

Inclusions: n/a

Clover Construction Job # 142. 'Hickory' modified bilevel plan with triple garage. Open plan. 3 bedrooms. 2 full bathrooms. Ensuite with double sinks and freestanding tub. Island kitchen. Quartz coutertops throughout. Vinyl tile and plank floors. Vaulted ceiling in living room/kitchen area. Deck. Large fenced pie shaped lot.