



11428 106 Avenue  
Grande Prairie, Alberta

MLS # A2294457



**\$299,000**

<b>Division:</b>	Westgate		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	960 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	City Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Sump Pump(s)		

**Inclusions:** none

A charming duplex situated in Westgate, Grande Prairie, featuring 2 bedrooms and 1.5 bathrooms. This property includes an attached garage and a deck. It is conveniently located across the street from a park/playground, lake, and walking trail. Enjoy stainless steel appliances and the convenience of the West End location. Available for immediate possession.