



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

11434 107 Avenue  
Grande Prairie, Alberta

MLS # A2115503



**\$559,900**

|           |                                                               |        |                  |
|-----------|---------------------------------------------------------------|--------|------------------|
| Division: | Westgate                                                      |        |                  |
| Type:     | Residential/House                                             |        |                  |
| Style:    | 2 Storey                                                      |        |                  |
| Size:     | 1,876 sq.ft.                                                  | Age:   | 2023 (1 yrs old) |
| Beds:     | 3                                                             | Baths: | 2 full / 1 half  |
| Garage:   | Concrete Driveway, Triple Garage Attached                     |        |                  |
| Lot Size: | 0.11 Acre                                                     |        |                  |
| Lot Feat: | City Lot, Interior Lot, No Neighbours Behind, Rectangular Lot |        |                  |

|             |                         |            |    |
|-------------|-------------------------|------------|----|
| Heating:    | Forced Air, Natural Gas | Water:     | -  |
| Floors:     | Tile, Vinyl             | Sewer:     | -  |
| Roof:       | Asphalt Shingle         | Condo Fee: | -  |
| Basement:   | Full, Unfinished        | LLD:       | -  |
| Exterior:   | Vinyl Siding            | Zoning:    | RG |
| Foundation: | Poured Concrete         | Utilities: | -  |

**Features:** Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)

**Inclusions:** Deck, GDO w. Controls and Real Property Report. Grande Built Homes 1yr Builders Warranty. Alberta New Home Warranty 2yr Supply and Distribution Systems, 5yr Building Envelope, 10yr Structural.

**\*\*Introducing the Ryder, a magnificent new construction home crafted by Grande Built Homes in the thriving Westgate neighbourhood of Grande Prairie, AB. This stunning 1876 sqft, 2-storey residence boasts a thoughtful layout with three bedrooms, 2.5 bathrooms, and large bonus room on the second level. As you step inside, you'll immediately notice the beautiful natural tones and high-end finishes that define this masterpiece. The kitchen is a true highlight, featuring stone countertops and soft-close cabinets, making it a chef's dream come true. But that's not all; this property also offers the convenience of a triple garage, ensuring ample space for your vehicles and storage needs. Plus, the best part? No rear neighbours, granting you the peace and privacy you desire paired with a great view. Beyond your doorstep, you'll find you're near Grande Prairie's finest dining, entertainment, and amenities. This location is ideal for those looking to be near Polytech, the Hospital, and the airport, making your daily commute a breeze. Don't miss the opportunity to call this Ryder home &ndash; a harmonious blend of modern living and the comforts of Westgate. Embrace your lifestyle and make this beautiful home your own. Immediate possession available!**