



GRASSROOTS
REALTY GROUP

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11428 106 Avenue
Grande Prairie, Alberta

MLS # A2120808



\$279,000

Division:	Westgate		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	960 sq.ft.	Age:	2018 (6 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	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.