



GRASSROOTS
REALTY GROUP

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11310 105A Avenue
Grande Prairie, Alberta

MLS # A2125650



\$429,900

Division:	Westgate		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,430 sq.ft.	Age:	2013 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	See Remarks	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Vaulted Ceiling(s)		

Inclusions: coat rack at front door, two metal shelves in basement, corner garden bed, tv mount, plug in garage heater, rain barrel (has a crack but still works), ceiling fan in living room works but needs a new lightbulb,

Impeccably kept, fully developed 1.5 storey backing a playground, green space & outdoor skating rink! This home makes an impact from the charming covered front deck to the impressive cathedral ceilings & gas fireplace in the living room. The beautiful kitchen offers tile backsplash & stainless steel appliances with recently upgraded fridge & stove. The master bedroom is on the main floor & features a walk-in closet & 4 piece ensuite. You'll also find a convenient powder room & laundry just down from the master. The bright & inviting basement has been nicely developed with a spacious rec room, a 4th bedroom & bathroom. The garage is finished & heated & the parking pad has been widened to accommodate 3 vehicles! The yard is fully fenced & landscaped with a massive maintenance free deck with a built-in bench. Great location in the family friendly Westgate subdivision- walking distance to 3 parks, shopping (Homesense, Winners!), the College & the new hospital.