



GRASSROOTS
REALTY GROUP

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

10546 113A Street
Grande Prairie, Alberta

MLS # A2134146



\$389,900

Division:	Westgate		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,135 sq.ft.	Age:	2016 (8 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Tankless Hot Water		

Inclusions: N/A

\$2500 LANDSCAPING ALLOWANCE!!! BONUS POTENTIAL FOR RV PARKING - MOTIVATED SELLERS - RARE OPPORTUNITY TO OWN A HOME LOCATED IN WESTGATE. Not often do homes come up for sale in this amazing subdivision. Welcome to this Pinterest-worthy home in the desirable neighborhood of Westgate. Built in 2016, and close to amenities and parks, this is the perfect starter home for a family who wants lower maintenance costs for years to come. With fresh paint and new carpets, you'll love how bright the living room is every morning. Enjoy late evenings in the backyard during the summer as the backyard faces the west side of the home with NO REAR NEIGHBORS. The basement currently unfinished and is ready for your personal touches, or the potential to put in a non-conforming suite to offset your mortgage costs while having the convenience of having a separate entrance from a walkout basement. Hot-water on demand, newer appliances, heated garage, the bonuses of this home are in the plenty, making it move in ready to start enjoying. Call your realtor today!