



**GRASSROOTS**  
REALTY GROUP

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**10569 113 Street**  
**Grande Prairie, Alberta**

**MLS # A2147195**



**\$486,900**

<b>Division:</b>	Westgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,590 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Front Yard, No Neighbours Behind, Landscap		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, No Animal Home, Open Floorplan, Separate Entrance		

**Inclusions:** Garage heater

This fully developed 4 bedroom, 3 bathroom home offers a prime location backing onto green space with a park view. The master bedroom is conveniently situated on the main floor and boasts a walk in closet and spacious ensuite. The interior features 2 more good sized bedrooms and a bathroom above the garage, vaulted ceilings and a bright, open kitchen with granite countertops, stainless steel appliances and large island. The basement is complete with a living room, bedroom, full bathroom and access to the garage. Outside, the property is landscaped and includes a two-tier deck. Close proximity to shopping and restaurants adds convenience, while a finished heated garage and Rockwool soundproofing insulation in the basement enhance comfort and privacy.