



**10609 113 Street
Grande Prairie, Alberta**

MLS # A2162678



\$474,900

Division:	Westgate		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,654 sq.ft.	Age:	2015 (9 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, No Neighbours Behind, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: N/A

2015 built and fully developed 5 Bed 3.5 bath two storey with a bonus room with NO REAR NEIGHBORS! Situated in the desired subdivision of Westgate down the street from a park, and close to several amenities including the Grande Prairie Hospital, NWP College, Shopping Center's, And Numerous Restaurants. Tiled entry way welcomes you , that flows into the popular open concept kitchen, dining and living room. Kitchen has must have kitchen island, pantry and adequate counter + cabinet space. Dining room can handle a table of any shape or size for all occasions. Living room is complimented by a gas fireplace, for our longer winters. Heading upstairs you will find sought out after BONUS ROOM , three bedrooms including the master bedroom with walk in closet and full en-suite, and another bathroom. Basement is finished into another living room, two more bedrooms, full bathroom, and laundry + utility room. Backyard is fenced, and backing onto green space giving you that privacy we all want. Book your viewing today!