



GRASSROOTS
REALTY GROUP

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

11318 107 Avenue
Grande Prairie, Alberta

MLS # A2163096



\$549,900

| | | | |
|------------------|---|---------------|------------------|
| Division: | Westgate | | |
| Type: | Residential/House | | |
| Style: | Modified Bi-Level | | |
| Size: | 1,462 sq.ft. | Age: | 2024 (0 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Triple Garage Attached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Yard, City Lot, Front Yard, Interior Lot, Street Lighting, Rectangular Lot | | |

| | | | |
|--------------------|---|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Concrete, Vinyl Siding, Wood Frame | Zoning: | RS |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Vaulted Ceiling(s) | | |

Inclusions: n/a

Clover Construction Job # 138. 'Hickory' modified bilevel plan. Open plan. 3 bedrooms. 2 full bathrooms. Ensuite with double sinks and freestanding tub. Island kitchen. Quartz coutertops throughout. Vinyl tile and plank floors. Black and brass fixtures. Vaulted ceiling in living room/kitchen area.