



11424 107 Avenue
Grande Prairie, Alberta

MLS # A2172034



\$574,900

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|------------------|--|---------------|------------------|
| Division: | Westgate | | |
| Type: | Residential/House | | |
| Style: | Modified Bi-Level | | |
| Size: | 1,590 sq.ft. | Age: | 2021 (3 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Concrete Driveway, Triple Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | City Lot, No Neighbours Behind, Landscaped | | |

| | | | |
|--------------------|---|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Tile, Vinyl | Sewer: | - |
| Roof: | Fiberglass | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Silent Floor Joists, Vinyl Siding, Wood Frame | Zoning: | RG |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows

Inclusions: N/A

Check out this Chic bi-level located in Westgate. Backing on to NO REAR NEIGHBORS, this modified bi level floor plan has 3 spacious bedrooms with plenty of room for study, sleep and storage, 2 luxurious feeling bathrooms, and a sleek and stylish kitchen that flows through to the dining room and is open to the bright family room. The primary bedroom is on the upper floor, complete with a walk-in closet and relaxing, spa like ensuite you can enjoy. The many modern accents are highlighted by gold details and hardware, trendy lighting, and warm natural tones & elements. Your basement has been tastefully developed by the builder to match the consistency and details of the main level. A massive 26 x 26 Triple garage is a dream for keeping your vehicles out of the elements! Thoughtfully crafted with efficiency in mind, the home is completed with cost-saving LED lighting, spray foam insulation, a Navien hot water on demand, high-efficiency furnace, and low E argon windows. This home has to be seen to be appreciated, don't delay before its gone!