



**11444 107 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2183986**



**\$550,000**

<b>Division:</b>	Westgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,837 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	City Lot, No Neighbours Behind		

<b>Heating:</b>	Central, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Fiberglass	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)

**Inclusions:** Deck, \$5000 appliance allowance, GDO w. Controls and Real Property Report. Grande Built Homes 1yr Builders Warranty. Alberta New Home Warranty 2yr Supply and Distribution Systems, 5yr Building Envelope, 10yr Structural.

Welcome to the Hayden, a brand new, 1837 sq ft two-story home in the desirable Westgate community of Grande Prairie. Built by Grande Built Homes, this modern residence boasts a warm, neutral palette and thoughtful design features that will instantly make you feel at home. Step inside and be greeted by an abundance of natural light streaming through large windows, highlighting the beautiful brickwork that adorns both the fireplace surround and the kitchen backsplash. The heart of this home is undoubtedly the stylish kitchen, complete with an island featuring an undermount sink, quartz countertops, and open shelving perfect for a coffee bar. A large walk-through pantry and spacious boot room offer exceptional storage and organization, while the adjacent dining area flows seamlessly into the living room, anchored by an electric fireplace &ndash; ideal for cozy evenings. Upstairs, discover a luxurious primary suite with a feature wall and a walk-in closet. The ensuite bathroom is a true oasis, boasting two sinks, a tiled shower with glass doors, and a separate soaking tub. Two additional bedrooms, a full 4 piece bathroom, a bonus room perfect for a second living room, media space, or playroom, and a convenient second-floor laundry room complete this level. Enjoy the outdoors on your already-built deck, overlooking a backyard with views and the added privacy of no rear neighbors. This home is ideally situated in Westgate, a vibrant community with green spaces, parks, playgrounds, and a picturesque pond with walking trails. You'll also appreciate the proximity to major retailers like Costco, Canadian Tire, and Home Depot, as well as restaurants like Browns Social House, services like the Polytechnic, the Grande Prairie Hospital, and the airport. With quick and easy access to Highways 40 and 43, commuting is a breeze. Don't miss out on this incredible opportunity! The

builder is offering a \$5,000 appliance allowance. Schedule a viewing and experience the charm of the Hayden for yourself.