



11318 105A Avenue  
Grande Prairie, Alberta

MLS # A2203563



**\$465,000**

<b>Division:</b>	Westgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,303 sq.ft.	<b>Age:</b>	2013 (12 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, City Lot, Landscaped, No Neighbours Behind		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, 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, Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Vaulted Ceiling(s)		

**Inclusions:** A/C, garage heater, tv mounting bracket, window coverings

**NO REAR NEIGHBOURS AND BACKS ON TO A PARK!** Located in Westgate you will find this lovely fully developed 4 bedroom 3 bathroom home. The kitchen has white cabinetry, tile backsplash, corner panty & vaulted ceiling. The door off the dining area leads to the deck which is partially covered. The deck overlooks the park & playground. Hardwood flooring in the kitchen, living room & primary bedroom. The bedrooms on the main floor have very high vaulted ceilings and carpet flooring. A full bathroom completes the main floor. Upper level is the spacious primary suite with lots of windows, walk in closet and ensuite. The lower lever has a large family room with good natural light, 1 bedroom, full bathroom, laundry area and lots of storage. This house also has central air conditioning, on demand hot water, heated garage with shelving and a gas line to the deck. This is a very desirable home.