

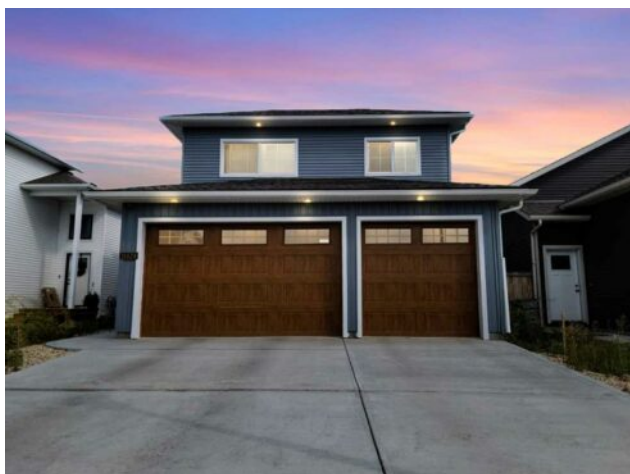


DON'T GAMBLE WITH YOUR HOME.
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11424 107 Avenue
 Grande Prairie, Alberta

MLS # A2172034



\$574,900

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

Floors: Tile, Vinyl

Roof: Fiberglass

Basement: Finished, Full

Exterior: Silent Floor Joists, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

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

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RG

Utilities: -

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!