



**GRASSROOTS**  
REALTY GROUP

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11306 107 Avenue  
Grande Prairie, Alberta

MLS # A2262409



**\$659,900**

|           |                                                                                |        |                  |
|-----------|--------------------------------------------------------------------------------|--------|------------------|
| Division: | Westgate                                                                       |        |                  |
| Type:     | Residential/Duplex                                                             |        |                  |
| Style:    | Attached-Up/Down, Bi-Level                                                     |        |                  |
| Size:     | 1,399 sq.ft.                                                                   | Age:   | 2023 (2 yrs old) |
| Beds:     | 5                                                                              | Baths: | 4                |
| Garage:   | Double Garage Attached, Single Garage Attached                                 |        |                  |
| Lot Size: | 0.13 Acre                                                                      |        |                  |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Interior Lot, M |        |                  |

|             |                                                 |            |    |
|-------------|-------------------------------------------------|------------|----|
| Heating:    | Forced Air                                      | Water:     | -  |
| Floors:     | Carpet, Vinyl                                   | Sewer:     | -  |
| Roof:       | Asphalt Shingle                                 | Condo Fee: | -  |
| Basement:   | Full                                            | LLD:       | -  |
| Exterior:   | Concrete, Vinyl Siding, Wood Frame              | Zoning:    | RS |
| Foundation: | Poured Concrete                                 | Utilities: | -  |
| Features:   | Kitchen Island, Open Floorplan, Quartz Counters |            |    |

Inclusions: n/a

Clover Construction job # C141. Open plan bilevel with legal suite - 3 beds / 2 baths upper suite; 2 beds / 2 baths lower suite. 3 car attached garage - 2 stalls upper suite; 1 stall lower suite. Deck. Vinyl plank flooring throughout. Quartz countertops. Large pie shaped lot. Room for RV pad.