



GRASSROOTS
REALTY GROUP

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**11414 Wisteria Court
Grande Prairie, Alberta**

MLS # A2267457



\$539,000

Division:	Westgate		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,910 sq.ft.	Age:	2021 (4 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)

Inclusions: N/A

Welcome to this modern 2-storey home in Westgate, featuring upscale finishes throughout. The foyer offers a spacious entry with tile flooring and a glass railing leading to the upper level. The main floor features a sleek feature wall with an electric fireplace and large rear windows that provide abundant natural light. The kitchen is elegantly appointed with custom two-tone cabinetry and premium finishes a full-height tiled backsplash, stainless steel appliances, a gas range hood, and an oversized quartz waterfall island with a built-in microwave and seating. The adjacent dining area includes tray-ceiling lighting and direct access to the backyard. A rare main-floor bedroom with a full bathroom provides excellent flexibility for extended family or guests. The upper level showcases a wide staircase with modern lighting and a window. A spacious bonus room offers an ideal second living area. The primary bedroom is generously sized and features a custom feature wall and recessed lighting. The ensuite includes double sinks, a large tile-and-glass shower, and a deep jetted soaker tub for a spa-like experience. Two additional bedrooms are well-proportioned with clean modern finishes. A full 3-piece bathroom and a dedicated upper-floor laundry room with cabinetry and sink add everyday convenience. The home includes a separate side entrance to the undeveloped basement—ideal for future suite potential or custom finishing and Heated Garage. The property sits on a large pie-shaped lot and offers a newly built deck, creating an excellent outdoor space for families, pets, and entertaining. Located close to shopping, parks, and the hospital, Westgate provides walking trails and a scenic pond just steps from your door while remaining minutes from major amenities. This home is a true statement of practical modern living. Contact your favourite REALTOR® today to schedule a

viewing.