



GRASSROOTS
REALTY GROUP

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11329 107 Avenue
Grande Prairie, Alberta

MLS # A2275712



\$459,900

Division:	Westgate		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,440 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Walk-In Closet(s)		

Inclusions: TV Mounts & Living Room TV

Welcome to this move-in ready modified bi-level in the sought-after Westgate area of Grande Prairie. With fresh paint throughout, central air conditioning, a heated garage, and immediate possession available, this home checks all the boxes. This family-friendly home features 3 spacious bedrooms and 2 full bathrooms, including a private primary suite with a walk-in closet and a 4-piece ensuite offering a soaker tub and dual-sink vanity. The open-concept main living space boasts vaulted ceilings, a cozy gas fireplace, and a well-appointed kitchen complete with quartz countertops, ample cabinetry, a pantry, and a large island perfect for entertaining. Quartz countertops continue throughout all bathrooms, creating a cohesive and modern finish. The large undeveloped basement offers endless potential for future development and customization. Outside, enjoy a fully fenced yard with a deck—ideal for kids, pets, and summer entertaining. Located close to schools, parks, walking trails, shopping, hospital, restaurants, and all of Westgate’s west-end amenities, this home is an excellent opportunity for families or investors alike.