



10602 114b st  
Grande Prairie, Alberta

MLS # A2316420



**\$379,900**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Westgate   |               |                  |
| <b>Type:</b>     | Residential/Duplex                                     |               |                  |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side                        |               |                  |
| <b>Size:</b>     | 1,250 sq.ft.   | <b>Age:</b>   | 2018 (8 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached, Parking Pad, RV Access/Parking |               |                  |
| <b>Lot Size:</b> | 0.07 Acre  |               |                  |
| <b>Lot Feat:</b> | Corner Lot, Landscaped                                 |               |                  |

|                    |                            |                   |    |
|--------------------|----------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                 | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle            | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                       | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Concrete, Vinyl Siding     | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete            | <b>Utilities:</b> | -  |
| <b>Features:</b>   | No Smoking Home            |                   |    |

**Inclusions:** n/a

One Owner Home on a Corner Lot in the sought after neighbourhood of Westgate. Offering 3 bedrooms and 2.5 bathrooms, this home provides a functional layout perfect for families, professionals, or first time buyers! You'll love the attached garage, paved driveway AND RV parking-features that are hard to find at this price point. Situated on a desirable corner lot, the property offers additional space, curb appeal and convenience. The basement is waiting for your finishing touches. Whether you're looking for your first home, your next family home or an investment opportunity, you will want to see this property. Call your favorite Realtor today to book your private showing.