



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

11321 106A Avenue
Grande Prairie, Alberta

MLS # A2327984



\$484,900

Division:	Westgate		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,768 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: \$2, 000 appliance allowance to replace fridge & stove

Welcome to this beautifully maintained family home, where the true showstopper is the incredible backyard oasis. Backing onto peaceful green space with direct access to walking paths, this stunning outdoor retreat has been thoughtfully designed for both relaxation and entertaining. Enjoy the low-maintenance landscaping featuring a beautiful fountain waterfall, a charming stone sitting area complete with a gas line for a future outdoor fireplace, a spacious pergola-covered deck, fenced yard, and a convenient pathway leading from the front of the home to the backyard. It's a space you'll never want to leave. Inside, the open-concept main floor offers a functional layout filled with natural light. The kitchen is equipped with a large island, corner pantry, tile flooring, and plenty of workspace, making it ideal for family gatherings or entertaining guests. The inviting living room features a cozy gas fireplace, while the spacious main floor laundry room includes a large utility sink for added convenience. A 2-piece powder room completes the main level. Upstairs, the generous primary bedroom offers a walk-in closet and a private ensuite. Three additional bedrooms provide flexibility for a growing family, home office, or guest space (one bedroom does not include a closet). A full bathroom with dual sinks makes busy mornings a breeze. The unfinished basement provides endless opportunities to customize the space to suit your needs, with one room already framed in to give you a head start on future development. The finished attached garage offers plenty of room for parking, storage, or a workshop, while additional features such as central air conditioning and a gravel RV parking pad add even more value. Located in a desirable setting backing onto greenspace, this home combines a functional family-friendly floor plan with an exceptional outdoor living space that is truly second to

none.