



GRASSROOTS
REALTY GROUP

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10553 113 Street
Grande Prairie, Alberta

MLS # A2330541



\$474,900

Division:	Westgate		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,488 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Rectang		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	27-71-6-W6
Exterior:	Stone, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Rods and Draperies		

Perfectly positioned in the sought-after Westgate subdivision, this 1,488 sq. ft. modified bi-level offers one of the area's most desirable locations—directly across from a park and playground while backing onto a wide open greenspace with no rear neighbours. Whether you're watching the kids play from the front or enjoying the peaceful views from the back, this home offers the space, privacy, and family-friendly setting you've been looking for. Inside, the original open-concept floor plan is designed with family living in mind, featuring vaulted ceilings that enhance the spacious feel throughout the kitchen, dining, and living areas. The kitchen showcases quartz countertops, an abundance of cabinetry with full tiled backsplash, a corner pantry, high-end stainless steel appliances including a gas stove. A large island with bar seating for four anchors the kitchen—perfect for casual meals or entertaining. The adjoining dining area easily accommodates a large table for family gatherings and provides direct access to the rear deck, where you can relax and enjoy the unobstructed views of the open field. The living room is warm and welcoming with a beautiful gas fireplace feature wall that creates the perfect focal point for the space. The spacious primary bedroom is conveniently located on the main level and easily accommodates a king-sized bed. Just a few steps up, you'll find the private retreat featuring a walk-in closet and a luxurious 4-piece ensuite complete with a jetted tub and separate shower. The upper level is home to two additional generously sized bedrooms and a full 4-piece bathroom, offering an ideal layout for children or guests while maintaining privacy for the primary suite. The basement is partially finished, offering an excellent opportunity to add your own finishing touches while already featuring a large fourth bedroom, a 3-piece bathroom with shower, a

laundry and utility room, an under-stair storage room with convenient direct access to the attached garage. The finished and heated double attached garage includes handy overhead tote slide rails to help keep seasonal storage organized. Additional features include central air conditioning and hot water on demand for year-round comfort and efficiency. Located just minutes from shopping, restaurants, the new hospital, Northwestern Polytechnic, and all the amenities Westgate has to offer, this exceptional home combines an unbeatable location with a functional family layout and incredible potential. Homes with park views in the front and open greenspace behind are a rare find—don't miss your opportunity to make this one yours.