

**11317 105A Avenue**  
**Grande Prairie, Alberta**

**MLS # A2298707**



**\$439,900**

<b>Division:</b>	Westgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,573 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, Stove, Dishwasher, Washer/Dryer, garage door openers (2), backyard shed, deck privacy wall, deck pergola, backyard white fence, wood storage box (side of house), all window coverings/blinds, raised deck planters, garage wooden bench & overhead plywood shelf, garage heater, basement spare doors, insulation & building materials, upgraded light fixtures & shower heads, laundry: floating shelf & wall-mounted clothes hanger

Beautiful 1,573 Sq Ft 2-storey home located in the sought-after Westgate community, offering an open-concept main floor designed for comfortable family living and entertaining. The main level features dark maple cabinetry, upgraded granite countertops, laminate flooring throughout, and tile in the foyer. A bright and functional layout connects the kitchen, dining, and living areas, enhanced by large windows that bring in an abundance of natural light. The living room includes a cozy gas fireplace, creating a warm and inviting focal point. Main floor laundry adds everyday convenience, along with a 2-piece powder room. Upstairs you will find three spacious bedrooms, including a generous primary suite with walk-in closet and a 4-piece ensuite. Two additional bedrooms and a full 4-piece main bathroom complete the upper level. All carpeting upstairs has been recently replaced, providing a fresh and updated feel throughout the upper floor. The partially finished basement offers excellent additional living space, featuring one partially developed bedroom with a large closet, with potential to easily add a 5th bedroom in the recreation area. There is also room to develop a full 4th bathroom, providing strong future value and flexibility for growing families. Additional features include on-demand hot water, sump pump, and fresh paint throughout the majority of the home. The property is an original owner home and has been well maintained. Exterior features include a landscaped yard with gravel/rock front approach, a beautifully landscaped backyard, and a nice south-facing deck with a pergola—perfect for outdoor relaxation and entertaining. The property also includes a double attached heated garage complete with both hot and cold water taps, ideal for year-round convenience and utility use. Located close to the new hospital site and other key amenities, this home offers an excellent

blend of location, functionality, and future development potential. Quick possession is available!