

11419 106A Avenue
Grande Prairie, Alberta

MLS # A2342022



\$454,900

Division:	Westgate		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,308 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Dog Run Fenced In, Landscaped, See Remarks, Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Microwave/Range, Dishwasher, Washer/Dryer, Window Coverings, Curtain Rods, Dog Run Fencing, Bedroom Shelving, Garage Work Bench, Skate Park RampsX2

A LIKE NEW HOME, without the brand new price tag! This modified bi-level home built by Grande Built Homes is a stunner. The ROYAL Floor Plan gives you a Master Bedroom above the Garage with a walk in closet and 4 piece ensuite. 2 Bedrooms on the main floor with a full 4 piece bathroom. Your Main Floor Features an open Living Room with Electric Fireplace, a spacious Dining Area, and a Beautiful Kitchen with high end finishing. Enjoy a large 6 foot island, seamless with no sink so your prep space is of plenty! A Pantry. A sink with a window overlooking your deck and backyard space. Granite Counter Tops throughout!! Builders deck is a generous 14x11 in size. Comes with a Gas Line to BBQ or enjoy a Fire pit Table/Patio Heater! All appliances, all blinds, and all fencing and landscaping are already done for you - including a gravelled fenced off space for the dogs! Basement comes impressively undeveloped... Partially finished with a wall of drywall, a skate park... and a blockbuster feel for a living room space too. Laundry room is down here, there's a rough in for a future bathroom, and if desired would accommodate another bedroom or 2. Hot Water On Demand is a nice treat. This basement is just what you need for the kids, especially entering into fall and winter, giving them some space and development to play! You've got to see this one! This home sits on a corner lot and so you'll feel the better privacy. You're close to the neighbourhoods pond and walking trails, playgrounds, parks, and all amenities, too. A Finished 22x23 Garage is a sweet bonus! Even if you don't drive it's the perfect space for storage, or working in. You're in walking distance to city transit stops, grocery, doctors, shopping, restaurants, and so much more here in Westgate. Get your tour booked on this one!