

**11424 107 Avenue
Grande Prairie, Alberta****MLS # A2156108****\$584,900**

Division:	Westgate		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,590 sq.ft.	Age:	2021 (3 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Triple Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	City Lot, No Neighbours Behind, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Fiberglass	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Silent Floor Joists, Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows

Inclusions: N/A

Check out this Chic bi-level located in Westgate. Backing on to NO REAR NEIGHBORS, this modified bi level floor plan has 3 spacious bedrooms with plenty of room for study, sleep and storage, 2 luxurious feeling bathrooms, and a sleek and stylish kitchen that flows through to the dining room and is open to the bright family room. The primary bedroom is on the upper floor, complete with a walk-in closet and relaxing, spa like ensuite you can enjoy. The many modern accents are highlighted by gold details and hardware, trendy lighting, and warm natural tones & elements. Your basement has been tastefully developed by the builder to match the consistency and details of the main level. A massive 26 x 26 Triple garage is a dream for keeping your vehicles out of the elements! Thoughtfully crafted with efficiency in mind, the home is completed with cost-saving LED lighting, spray foam insulation, a Navien hot water on demand, high-efficiency furnace, and low E argon windows. This home has to be seen to be appreciated, don't delay before its gone!