

**11414 106A Avenue  
Grande Prairie, Alberta**

**MLS # A2248956**



**\$499,900**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Westgate               |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | Modified Bi-Level      |               |                  |
| <b>Size:</b>     | 1,207 sq.ft.           | <b>Age:</b>   | 2017 (8 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 3                |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.10 Acre              |               |                  |
| <b>Lot Feat:</b> | Back Yard, City Lot    |               |                  |

|                    |                                                                                                                   |                   |    |
|--------------------|-------------------------------------------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                                                                                                        | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank                                                                                 | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                   | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full                                                                                                    | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                                                          | <b>Zoning:</b>    | RG |
| <b>Foundation:</b> | Poured Concrete                                                                                                   | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Bar, Ceiling Fan(s), No Animal Home, Recessed Lighting, Stone Counters, Sump Pump(s), Tankless Hot Water, Wet Bar |                   |    |

**Inclusions:** Curtains and Curtain Rods, Garage Door Opener, Raised Garden Beds

Welcome to Westgate! One of Grande Prairie's most sought-after communities, known for its striking modern streetscapes, newly constructed homes, and unbeatable location near the airport, Costco, local restaurants and favourite retail outlets, this neighborhood blends style, convenience, and prestige. Built in 2018 by Grande Built Homes, this executive modified bi-level has been impeccably maintained by its original owner. From the moment you enter, the open-concept design draws you in&hellip; seamlessly connecting the kitchen, dining, and living spaces in a way that feels airy and inviting. The kitchen is practical and dreamy, featuring quartz countertops, two-tone cabinetry, stainless steel appliances, and a gleaming white tile backsplash. Modern lighting, including sleek fixtures and recessed pot lights, ensures every detail shines. The main level offers two well-appointed bedrooms and a full bathroom, while the upper level is reserved for the chic and spacious primary suite. This private retreat boasts a generous walk-in closet and a bright ensuite, offering a private escape at the end of the day. The fully finished basement expands your living space with style, featuring a wet bar, durable vinyl plank flooring, a large bedroom with an oversized closet framed by trendy barn doors, and a stunning bathroom with a tiled 5-foot shower. A spacious utility room houses the washer, dryer, and tankless hot water system. Outdoors, the property continues to impress. The backyard houses a sizeable deck, optional ramp access, a paved lower pad, lush lawn, and raised garden beds with greenhouse stands&hellip; ideal for growing your own fresh produce. An oversized side gate adds convenience, and the fully finished double garage ensures ample space for storage or parking. Enjoy the lifestyle of Westgate, where walking trails and a scenic pond are

just steps from your door, all while remaining minutes from the city's best amenities. This home is a statement of practical modern living. Give your favourite agent a call to view it person today!