

11329 107 Avenue
Grande Prairie, Alberta

MLS # A2275712



\$459,900

Division:	Westgate	Water:	-
Type:	Residential/House	Sewer:	-
Style:	Modified Bi-Level	Condo Fee:	-
Size:	1,440 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	LLD:	-
Baths:	2	Zoning:	RS
Garage:	Double Garage Attached	Utilities:	-
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		
Heating:	Forced Air		
Floors:	Carpet, Ceramic Tile, Laminate		
Roof:	Asphalt		
Basement:	Full		
Exterior:	Wood Frame		
Foundation:	Poured Concrete		
Features:	Quartz Counters, Walk-In Closet(s)		
Inclusions:	TV Mounts & Living Room TV		

Welcome to this move-in ready modified bi-level in the sought-after Westgate area of Grande Prairie. With fresh paint throughout, central air conditioning, a heated garage, and immediate possession available, this home checks all the boxes. This family-friendly home features 3 spacious bedrooms and 2 full bathrooms, including a private primary suite with a walk-in closet and a 4-piece ensuite offering a soaker tub and dual-sink vanity. The open-concept main living space boasts vaulted ceilings, a cozy gas fireplace, and a well-appointed kitchen complete with quartz countertops, ample cabinetry, a pantry, and a large island perfect for entertaining. Quartz countertops continue throughout all bathrooms, creating a cohesive and modern finish. The large undeveloped basement offers endless potential for future development and customization. Outside, enjoy a fully fenced yard with a deck—ideal for kids, pets, and summer entertaining. Located close to schools, parks, walking trails, shopping, hospital, restaurants, and all of Westgate’s west-end amenities, this home is an excellent opportunity for families or investors alike.