

11402 107 Avenue  
Grande Prairie, Alberta

MLS # A2298185



**\$569,000**

<b>Division:</b>	Westgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,622 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	No Neighbours Behind, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Stone Counters, Walk-In Closet(s)		

**Inclusions:** Deck, \$5000 appliance allowance, \$5000 landscaping allowance, GDO w. Controls and Real Property Report. Grande Built Homes 1yr Builders Warranty. Alberta New Home Warranty 2yr Supply and Distribution Systems, 5yr Building Envelope, 10yr Structural.

Welcome to the Brooklyn by Grande Built Homes, a beautifully designed new construction 2-storey located on a large pie shaped lot with no rear neighbours in Westgate, one of Grande Prairie's most convenient and connected neighbourhoods. Close to fantastic shopping and dining, the airport, hospital, and polytechnic, this location offers exceptional accessibility for busy families and professionals alike. This thoughtfully designed home features 3 bedrooms, 2.5 bathrooms, and a bright, modern layout with large windows and stylish, curated finishes throughout. The kitchen is a standout with quartz countertops, ceiling-height cabinetry, a large island, textured glossy white backsplash, soft-close cabinetry, and warm designer details throughout. The main living space is anchored by a striking fireplace feature with custom trim and rich designer touches, creating a warm and elevated feel. The primary suite offers a beautiful retreat with a feature wall and a well-appointed ensuite, while the upper-level bonus room adds flexible space for family living, work, or relaxation. Complete with a constructed deck and double attached garage, this home offers a fantastic blend of function and style. As an added bonus, the builder is including a \$5,000 appliance allowance plus a spring bonus of an additional \$5,000 allowance for landscaping. Please note: as this home is currently under construction, finishes and selections are subject to change based on availability.