

**11325 106A Avenue  
Grande Prairie, Alberta**

**MLS # A2325571**



**\$519,900**

|                  |                                                                         |               |                   |
|------------------|-------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Westgate                                                                |               |                   |
| <b>Type:</b>     | Residential/House                                                       |               |                   |
| <b>Style:</b>    | 2 Storey                                                                |               |                   |
| <b>Size:</b>     | 1,492 sq.ft.                                                            | <b>Age:</b>   | 2014 (12 yrs old) |
| <b>Beds:</b>     | 3                                                                       | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached                               |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                                                               |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Few Trees, Landscaped, Lawn, N |               |                   |

|                    |                                                                                                                                             |                   |    |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                     | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank                                                                                                                   | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt                                                                                                                                     | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                                                                                                                                        | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Other, Vinyl Siding                                                                                                                         | <b>Zoning:</b>    | RS |
| <b>Foundation:</b> | Poured Concrete                                                                                                                             | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Ceiling Fan(s), Chandelier, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Sump Pump(s), Tankless Hot Water |                   |    |
| <b>Inclusions:</b> | Rain barrel                                                                                                                                 |                   |    |

Welcome to this immaculate 3-bedroom, 3.5 bathroom home offering the perfect blend of comfort, style, and thoughtful upgrades. Backing onto a park with no rear neighbours, you'll enjoy added privacy while being just minutes from shopping, restaurants, and everyday amenities. The home is smoke-free and features a main floor laundry, granite countertops, plank and tile flooring, a cozy gas fireplace, central air conditioning, security system, and a fully developed basement. Heated floors in the laundry room, the ensuite bathroom, and the basement bathroom - providing year round comfort, while the attached heated garage adds everyday convenience. The upper floor has 2 spare bedrooms and the primary bedroom with his/her closets, and an ensuite with a soaker jetted tub. The current owners have invested extensively in this home, including a new tankless hot water system, new air conditioner, new garage heater, updated kitchen appliances, refreshed interior paint, professionally regraded and resodded backyard, updated decking and stairs, and much more. This is a move in ready home that has been meticulously maintained and thoughtfully upgraded offering peace of mind, modern comfort, and an unbeatable location.