

**11440 107 Avenue
Grande Prairie, Alberta**

MLS # A2345862



\$589,900

Division:	Westgate		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,565 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2
Garage:	Triple Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, No Neighbours Behind, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this modern modified bi-level in Westgate, offering 1,589 sq. ft. of beautifully designed living space with 3 bedrooms, 2 bathrooms, a triple garage, and a spacious lot with stunning country views and no rear neighbours. The bright, open layout features large windows and stylish finishes throughout. The kitchen is a standout with quartz countertops, a large centre island, soft-close cabinetry, plenty of storage, a pantry, and warm designer details. The main living area is anchored by a striking fireplace feature, creating a warm and inviting space. The primary suite offers a private retreat with a spacious walk-in closet and a beautiful ensuite featuring a stand-alone soaker tub, tile and glass shower, and double sinks. Two additional bedrooms and a full bathroom complete the main level, providing plenty of space for family or guests. The basement is unfinished, giving you a blank canvas to develop it to suit your needs and add even more living space to the home. Located in Westgate on the west end of Grande Prairie, you'll enjoy quick access to shopping, restaurants, the airport, hospital, and Northwestern Polytechnic. A modern home, triple garage, great location, and no rear neighbours—this one checks all the boxes!