

**11446 107 Avenue
Grande Prairie, Alberta**

MLS # A2348618

\$599,900



Division:	Westgate		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,830 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Fiberglass	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Stone Counters, Storage, Tankless Hot Water, Walk-In Closet(s)

Inclusions: Deck, \$5000 appliance 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.

Brand new build by Grande Built Homes in Westgate. The Hayden is a modern two-storey with 1,830 sq ft above grade, no rear neighbours, an upstairs bonus room, second-floor laundry, and an oversized 23' x 23' attached garage with dual overhead doors. The main floor living space will be anchored by a chic sloped fireplace, textured in white with a wood-wrapped mantel. The kitchen is planned with celadon green cabinetry, quartz countertops, a vertical-stack tile backsplash, a light wood island, and a walk-through pantry. A tudor arch will lead from the hallway into a large boot room off the garage, where a built-in bench in the same green sits under black hooks — and from there you can step straight into the pantry with the groceries. The front entry gets a beadboard half-wall with hooks of its own, and the powder room will feature the same green board and batten. A rear deck comes off the dining area. Upstairs, the bonus room separates the primary suite from two more bedrooms, and the laundry room is right where you need it. The primary bedroom will have a celadon green board-and-batten feature wall and a walk-in closet. The ensuite is the standout: a 60" soaker tub set against its own panelled green wall, a double vanity, and a tiled shower in smoke grey. Other planned details include vinyl plank flooring, black fixtures, mirrors and hardware throughout, and a soft white palette that lets the green do the work. Outside, black lap siding is broken up by a khaki vertical siding feature, with black fascia, soffit and garage doors under a modern shed roofline. Westgate is one of the city's most connected neighbourhoods — Costco, Home Depot, Canadian Tire and a handful of restaurants and coffee shops within walking distance, parks and walking trails through the neighbourhood, the hospital and Northwestern Polytechnic minutes away, and quick

highway and airport access when work takes you out of town. Estimated completion February 2027. Finishes and materials are subject to change based on availability.