

**11414 106 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2277482**



**\$529,900**

<b>Division:</b>	Westgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,286 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Hot tub is negotiable, but not considered in listing price

**STUNNING, BETTER-THAN-NEW MODIFIED BI LEVEL FACING POND IN WESTGATE!** This extensively finished modified bi-level sits in a sought-after pocket of Westgate, only a short walk from the new hospital, the college, multiple shopping districts, and a wide selection of restaurants. Built in 2018, the property offers a move-in-ready experience with four bedrooms, three bathrooms, a fully developed yard, a heated and insulated garage, fencing already in place, and an enclosed three-season deck. The home presents even better than new, featuring fresh interior paint, a new fridge and stove, a basement wet bar, and a remarkable custom shower constructed with tempered glass. The front entry showcases impressive vaulted ceilings and opens into a bright, seamless layout that blends the kitchen, dining area, and living room. The kitchen is equipped with quartz surfaces, a centre island with seating space, a walk-in pantry, generous cabinetry, and high-end appliances. The dining area easily accommodates a large table for gatherings and entertaining, while the living room is framed by an oversized window and an eye-catching fireplace. Two well-proportioned bedrooms, a full bathroom, and convenient hallway linen storage complete the main level. The private primary suite is set above the garage, offering a walk-in closet and a four-piece ensuite. The fully completed basement is a standout feature, offering an expansive family room, a full wet bar, a showpiece bathroom with oversized tile flooring and a tiled shower, and an additional spacious bedroom. The garage includes heat, insulation, and a utility sink with hot and cold taps. Outside, the backyard is fully fenced + landscaped and includes a covered three-season deck with storage beneath. (Hot tub is negotiable)