

11314 107 Avenue  
Grande Prairie, Alberta

MLS # A2162638



## \$529,900

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Westgate  |               |                  |
| <b>Type:</b>     | Residential/House   |               |                  |
| <b>Style:</b>    | Modified Bi-Level   |               |                  |
| <b>Size:</b>     | 1,381 sq.ft.  | <b>Age:</b>   | 2024 (0 yrs old) |
| <b>Beds:</b>     | 2   | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Triple Garage Attached  |               |                  |
| <b>Lot Size:</b> | 0.13 Acre   |               |                  |
| <b>Lot Feat:</b> | Back Yard, City Lot, Front Yard, Interior Lot, Street Lighting, Rectangular Lot |               |                  |

|                    |  |                   |    |
|--------------------|--|-------------------|----|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Vinyl Plank  | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full, Unfinished   | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | RS |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s) |                   |    |
| <b>Inclusions:</b> | n/a  |                   |    |

Clover Construction Job # 139. 'Sumac' modified bilevel plan. Open plan. 3 bedrooms. 2 full bathrooms. Ensuite with double sinks and freestanding tub. Island kitchen. Quartz coutertops throughout. Vinyl tile and plank floors. Black and brass fixtures. High ceilings in main and basement areas. Triple garage with basement entry. Estimated completion October/2024.