

11450 107 Avenue  
Grande Prairie, Alberta

MLS # A2169722



## \$524,900

<b>Division:</b>	Westgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level, Up/Down		
<b>Size:</b>	1,218 sq.ft.	<b>Age:</b>	2019 (5 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	City Lot, Lawn, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Stone Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

This well-maintained home features a legal suite and is perfectly located near shopping, dining, entertainment, the GP hospital, Northwestern Polytechnic, and the airport—making it an excellent income property. The main level boasts 3 spacious bedrooms, including a primary suite with a walk-in closet and ensuite, plus 2 additional bedrooms and a 4-piece bathroom. The open-concept layout is highlighted by a bright white kitchen with stunning stone countertops, with access to a large deck that overlooks a peaceful farmer’s field, offering privacy with no rear neighbors. The fully fenced yard adds to the outdoor appeal. The attached double garage is conveniently split, giving each unit its own garage space. The basement suite offers its own separate entrance, high ceilings, a modern kitchen, a comfortable living area, 2 great-sized bedrooms, and a full bathroom. With its own laundry setup. Both units are currently vacant, providing flexibility for the new owner to move in or set their own rental rates and terms. Whether you're looking to offset living costs or generate rental income, this property is a fantastic investment in a prime location.