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11329 107 Avenue  
Grande Prairie, Alberta

MLS # A2275712



**\$459,900**

|           |                        |        |                   |
|-----------|------------------------|--------|-------------------|
| Division: | Westgate               |        |                   |
| Type:     | Residential/House      |        |                   |
| Style:    | Modified Bi-Level      |        |                   |
| Size:     | 1,440 sq.ft.           | Age:   | 2014 (11 yrs old) |
| Beds:     | 3                      | Baths: | 2                 |
| Garage:   | Double Garage Attached |        |                   |
| Lot Size: | 0.10 Acre              |        |                   |
| Lot Feat: | Back Yard              |        |                   |

|             |                                    |            |    |
|-------------|------------------------------------|------------|----|
| Heating:    | Forced Air                         | Water:     | -  |
| Floors:     | Carpet, Ceramic Tile, Laminate     | Sewer:     | -  |
| Roof:       | Asphalt                            | Condo Fee: | -  |
| Basement:   | Full                               | LLD:       | -  |
| Exterior:   | Wood Frame                         | Zoning:    | RS |
| Foundation: | Poured Concrete                    | Utilities: | -  |
| Features:   | Quartz Counters, Walk-In Closet(s) |            |    |

**Inclusions:** TV Mounts & Living Room TV

Welcome to this move-in ready modified bi-level in the sought-after Westgate area of Grande Prairie. With fresh paint throughout, central air conditioning, a heated garage, and immediate possession available, this home checks all the boxes. This family-friendly home features 3 spacious bedrooms and 2 full bathrooms, including a private primary suite with a walk-in closet and a 4-piece ensuite offering a soaker tub and dual-sink vanity. The open-concept main living space boasts vaulted ceilings, a cozy gas fireplace, and a well-appointed kitchen complete with quartz countertops, ample cabinetry, a pantry, and a large island perfect for entertaining. Quartz countertops continue throughout all bathrooms, creating a cohesive and modern finish. The large undeveloped basement offers endless potential for future development and customization. Outside, enjoy a fully fenced yard with a deck—ideal for kids, pets, and summer entertaining. Located close to schools, parks, walking trails, shopping, hospital, restaurants, and all of Westgate’s west-end amenities, this home is an excellent opportunity for families or investors alike.