



**11326 107 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2090454**



**\$529,900**

<b>Division:</b>	Westgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,379 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Street Lighting, Rec		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub		

**Inclusions:** n/a

Clover Construction Job # 136. 'Laurel' modified bilevel plan. Open plan. 3 bedrooms. 2 full bathrooms. Quartz coutertops throughout. Vinyl tile and plank floors. Black and brass fixtures. Stainless steel appliances. Blinds. Triple garage with drive through bay and parking pad at rear. Covered deck. Fenced. Landscaped. Immediate possession.