

**11310 105A Avenue**  
**Grande Prairie, Alberta**

**MLS # A2125650**



**\$429,900**

<b>Division:</b>	Westgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,430 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Vaulted Ceiling(s)		

**Inclusions:** coat rack at front door, two metal shelves in basement, corner garden bed, tv mount, plug in garage heater, rain barrel (has a crack but still works), ceiling fan in living room works but needs a new lightbulb,

Impeccably kept, fully developed 1.5 storey backing a playground, green space & outdoor skating rink! This home makes an impact from the charming covered front deck to the impressive cathedral ceilings & gas fireplace in the living room. The beautiful kitchen offers tile backsplash & stainless steel appliances with recently upgraded fridge & stove. The master bedroom is on the main floor & features a walk-in closet & 4 piece ensuite. You'll also find a convenient powder room & laundry just down from the master. The bright & inviting basement has been nicely developed with a spacious rec room, a 4th bedroom & bathroom. The garage is finished & heated & the parking pad has been widened to accommodate 3 vehicles! The yard is fully fenced & landscaped with a massive maintenance free deck with a built-in bench. Great location in the family friendly Westgate subdivision- walking distance to 3 parks, shopping (Homesense, Winners!), the College & the new hospital.