

**11318 105A Avenue
Grande Prairie, Alberta**

MLS # A2203563



\$465,000

Division:	Westgate		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,303 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, City Lot, Landscaped, No Neighbours Behind		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Vaulted Ceiling(s)		

Inclusions: A/C, garage heater, tv mounting bracket, window coverings

NO REAR NEIGHBOURS AND BACKS ON TO A PARK! Located in Westgate you will find this lovely fully developed 4 bedroom 3 bathroom home. The kitchen has white cabinetry, tile backsplash, corner panty & vaulted ceiling. The door off the dining area leads to the deck which is partially covered. The deck overlooks the park & playground. Hardwood flooring in the kitchen, living room & primary bedroom. The bedrooms on the main floor have very high vaulted ceilings and carpet flooring. A full bathroom completes the main floor. Upper level is the spacious primary suite with lots of windows, walk in closet and ensuite. The lower lever has a large family room with good natural light, 1 bedroom, full bathroom, laundry area and lots of storage. This house also has central air conditioning, on demand hot water, heated garage with shelving and a gas line to the deck. This is a very desirable home.