

# \$580,000 - 11458 107 Avenue, Grande Prairie

MLS® #A2197019

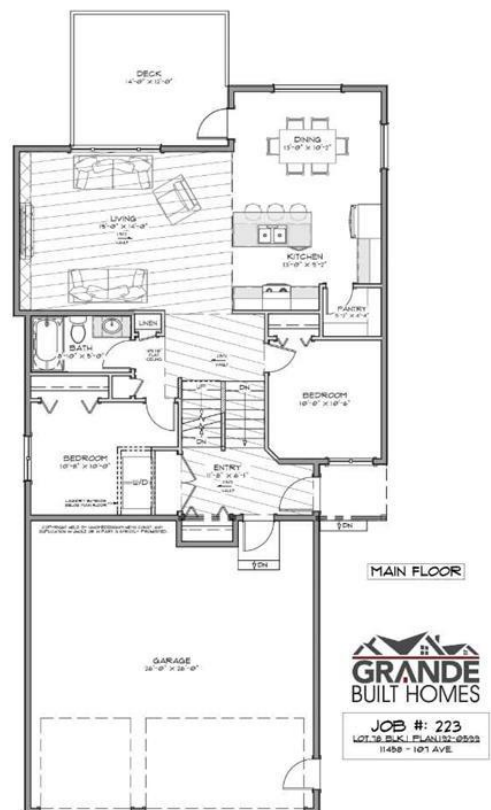
**\$580,000**

3 Bedroom, 2.00 Bathroom, 1,589 sqft

Residential on 0.11 Acres

Westgate., Grande Prairie, Alberta

Welcome to "The Major" Job 223 by Grande Built Homes, a stunning 3-bedroom, 2-bathroom residence in Westgate. Situated on a spacious lot with peaceful country views and no rear neighbors, this 1,589 sq. ft. home offers a perfect blend of modern design and functionality. The open-concept layout features a well-designed kitchen with stone countertops, a center island, a pantry, and ample cabinetry, seamlessly flowing into the dining and living areas. The main floor includes two comfortable bedrooms and a full bathroom with high-quality finishes. The private primary suite, located on the upper level, serves as a luxurious retreat, complete with a walk-in closet and a spa-inspired ensuite featuring dual sinks, a stand-alone soaker tub, and a tiled glass shower. Designed for both comfort and practicality, this home also includes large windows to maximize natural light and a fireplace to create a cozy atmosphere. The exterior boasts a triple garage and a deck, offering the perfect space to relax and take in the surroundings. With easy access to fantastic amenities and services, "The Major" is an incredible opportunity to own a brand-new home in one of Grande Prairie's sought-after communities. Secure your dream home today!



Built in 2025

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2197019          |
| Price          | \$580,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,589             |
| Acres          | 0.11              |
| Year Built     | 2025              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | Modified Bi-Level |
| Status         | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 11458 107 Avenue |
| Subdivision | Westgate.        |
| City        | Grande Prairie   |
| County      | Grande Prairie   |
| Province    | Alberta          |
| Postal Code | T8V6T5           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 5                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

### Interior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s) |
| Appliances        | None                                                                                                                                           |
| Heating           | Forced Air                                                                                                                                     |
| Cooling           | None                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                                              |
| Fireplaces        | Electric                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                            |
| Basement          | Full, Unfinished                                                                                                                               |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Other                           |
| Lot Description   | Back Yard, No Neighbours Behind |
| Roof              | Asphalt Shingle                 |
| Construction      | Mixed                           |
| Foundation        | Poured Concrete                 |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 25th, 2025 |
| Days on Market | 115                 |
| Zoning         | RG                  |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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