

# \$465,000 - 11318 105a Avenue, Grande Prairie

MLS® #A2203563

## \$465,000

4 Bedroom, 3.00 Bathroom, 1,303 sqft  
Residential on 0.10 Acres

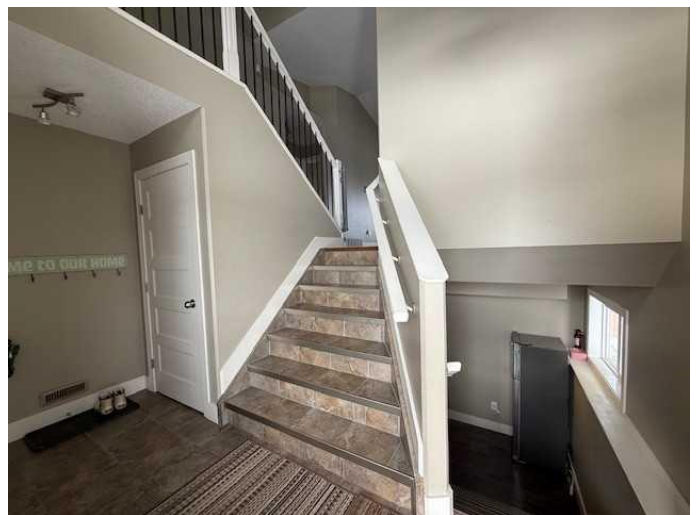
Westgate., Grande Prairie, Alberta

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 pantry & 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 level 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.

Built in 2013

## Essential Information

MLS® #	A2203563
Price	\$465,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,303
Acres	0.10



Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

### **Community Information**

Address	11318 105a Avenue
Subdivision	Westgate.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 4A7

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line
Lot Description	Backs on to Park/Green Space, City Lot, Landscaped, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed March 19th, 2025

Days on Market 15

Zoning RG

### **Listing Details**

Listing Office RE/MAX Grande Prairie

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