

11452 107 Avenue
Grande Prairie, Alberta

MLS # A2220664

\$599,900

Division:	Westgate		
Type:	Residential/House		
Style:	Attached-Up/Down, Bi-Level		
Size:	1,268 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	City Lot, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Mixed	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Walk-In Closet(s)		

Inclusions: Deck, \$5000 appliance allowance, GDO w. Controls and Real Property Report. Grande Built Homes 1yr Builders Warranty. Alberta New Home Warranty 2yr Supply and Distribution Systems, 5yr Building Envelope, 10yr Structural.

Welcome to Job?244?–? a smart 1,268?sq?ft new-construction investment in the heart of Westgate. Thoughtfully designed for both comfortable living and income generation, this property features a completely separate legal suite. Situated just minutes from shopping, dining, the hospital, Polytechnic campus, and the airport, it offers an ideal blend of convenience and community charm. On the main level you’ll find an airy open-concept layout, where a chef’s kitchen—with centre island, walk-in pantry, and stone countertops—flows seamlessly into the dining and living spaces. Oversized windows flood the home with natural light, highlighting three spacious bedrooms and two full bathrooms. The primary suite boasts a generous walk-in closet and private ensuite. A convenient laundry and storage area sits just off the attached double garage, while the back deck provides a perfect spot to unwind. Downstairs, the lower level unfolds into a fully self-contained 2-bedroom, 2-bathroom legal suite complete with its own full kitchen, open living area, large windows, and in-suite laundry. One bedroom even enjoys its own private ensuite. The suite also has its own single garage, making it as practical as it is inviting. Whether you live upstairs and offset your mortgage with rental income, or occupy the suite yourself, this home delivers both lifestyle and financial upside. Don’t miss out on this turnkey investment.