

10601 113 Street
Grande Prairie, Alberta

MLS # A2253714

\$415,000

Division:	Westgate		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,133 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Gentle Sloping, Landscaped, No		

Heating:	Fireplace(s), Floor Furnace, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected, No
Features:	Beamed Ceilings, Closet Organizers, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: All Blinds, Garage Heater

Absolutely Lovely home located in the highly desirable neighborhood of Westgate & backing onto a large greenspace with no Rear Neighbors ever! This bilevel home has many modern features from the white & light grey color theme featuring energy efficient LED lighting, high ceilings, laminate & tile flooring, natural gas fireplace with stone surround & functional design. There are 3 bedrooms & 2 full bathrooms. The master bedroom has a walk in closet with organizer & its own private bathroom. The additional 2 bedrooms are both good sized with the main 4 pc bathroom easily accessible to both. The kitchen has white cabinets & stainless appliances. The dining area easily fits a good size table with access to the back deck. The deck is a great space to sit and enjoy your morning coffee with no rear neighbors. The basement is a wide open space ready for development. The garage is insulated, drywalled & heated. There is an additional parking spot on the driveway. You can walk to NWP Polytechnic, the brand new hospital is very close, all shopping & restaurants are only blocks away. This home is amazing right when you walk in and has an irreplaceable location!