

# **\$589,900 - 11313 106a Avenue, Grande Prairie**

MLS® #A2245042

**\$589,900**

4 Bedroom, 3.00 Bathroom, 1,835 sqft

Residential on 0.11 Acres

Westgate., Grande Prairie, Alberta

This home is located in a great neighborhood with no rear neighbors and backs onto a beautiful park. It is close to Restaurants, Shopping, Grande Prairie Regional Hospital, Northwestern Polytechnic College and just centrally located. . This 2'storey home has a complete overhaul in the past few years from top to bottom. Completely renovated with new Kitchen cabinets, Hardwood flooring, New Appliances, New Flooring up stairs, custom Shelving, Totally finished basement with Family Room/ Bedroom and 3 Piece Bath. and Central Air has been added for your comfort, And that's just on the interior. The exterior has also a complete make over. The yard completely re landscaped with new sod, shrubs, fencing, Concrete walkways and the driveway has been extended for that 3 car. There is also parking on the side of the home for RV. New Fence, and Gates, and last but not least Inground sprinkler system. The main floor of this home is a show stopper With Open concept Livingroom, dining and Kitchen, Granit counter tops, 6 burner Gas stove , Stainless Steel fan hood. and Amazing views out the large windows over looking the park. From the dining room you can walk out onto the covered deck with amazing pergola. This home has to be seen to be appreciated. So Please call your realtor today and book your showing.

Built in 2015



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2245042    |
| Price          | \$589,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,835       |
| Acres          | 0.11        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 11313 106a Avenue |
| Subdivision | Westgate.         |
| City        | Grande Prairie    |
| County      | Grande Prairie    |
| Province    | Alberta           |
| Postal Code | T8V 5X5           |

## Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Parking Spaces | 5                                                     |
| Parking        | Double Garage Attached, Off Street, RV Access/Parking |
| # of Garages   | 2                                                     |

## Interior

|                   |                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Sump Pump(s), Tankless Hot Water, Vinyl Windows |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Refrigerator, Tankless Water Heater, Washer/Dryer, Window Coverings, Gas Range                                       |
| Heating           | Forced Air                                                                                                                                                                   |
| Cooling           | Central Air                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                          |
| # of Fireplaces   | 2                                                                                                                                                                            |
| Fireplaces        | Electric, Gas                                                                                                                                                                |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line                                                                                                                              |
| Lot Description   | Back Yard, City Lot, Few Trees, Front Yard, Interior Lot, Landscaped, Lawn, No Neighbours Behind, Street Lighting, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                                                                                           |
| Construction      | Concrete, Vinyl Siding, Wood Frame                                                                                                        |
| Foundation        | Poured Concrete                                                                                                                           |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 34                |
| Zoning         | RS                |

## Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | Maxwell Grande Realty |
|----------------|-----------------------|

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