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11306 107 Avenue **Grande Prairie, Alberta**

MLS # A2262409



\$659,900

| Division: | Westgate | | | | | |
|-----------|---|--------|------------------|---|--|--|
| Туре: | Residential/Duplex | | | | | |
| Style: | Attached-Up/Down, Bi-Level | | | | | |
| Size: | 1,399 sq.ft. | Age: | 2023 (2 yrs old) | _ | | |
| Beds: | 5 | Baths: | 4 | | | |
| Garage: | Double Garage Attached, Single Garage Attached | | | | | |
| Lot Size: | 0.13 Acre | | | | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Interior | | | | | |

| Heating: | Forced Air | Water: | - |
|-------------|------------------------------------|------------|----|
| Floors: | Carpet, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Suite | LLD: | - |
| Exterior: | Concrete, Vinyl Siding, Wood Frame | Zoning: | RS |
| Foundation: | Poured Concrete | Utilities: | - |
| | | | |

Features: Kitchen Island, Open Floorplan, Quartz Counters

Inclusions: n/a

Clover Construction job # C141. Open plan bilevel with legal suite - 3 beds / 2 baths upper suite; 2 beds / 2 baths lower suite. 3 car attached garage - 2 stalls upper suite; 1 stall lower suite. Deck. Vinyl plank flooring throughout. Quartz countertops. Large pie shaped lot. Room for RV pad.