

11310 106A Avenue  
Grande Prairie, Alberta

MLS # A2214564



**\$539,900**

<b>Division:</b>	Westgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,157 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	RS
<b>Foundation:</b>	Other	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** fridge stove dishwasher blinds washer,

Professional pictures coming. SOLAR PANELS to offset your power bill. Beautiful legal up/down suite in Westgate. The upstairs is a beautiful suite with a large open plan. The main level has 3 bedrooms, 2 bathrooms. Other good features include a stunning back yard with an absolutely amazing deck :) There is shared laundry but is an opportunity to have separate individual laundry. The basement has 1 bedroom and bathroom with an opportunity to add a second bedroom. Great location, great property with great income potential. Call your favorite agent today!