

# \$580,000 - 11458 107 Avenue, Grande Prairie

MLS® #A2197019

**\$580,000**

3 Bedroom, 2.00 Bathroom, 1,589 sqft

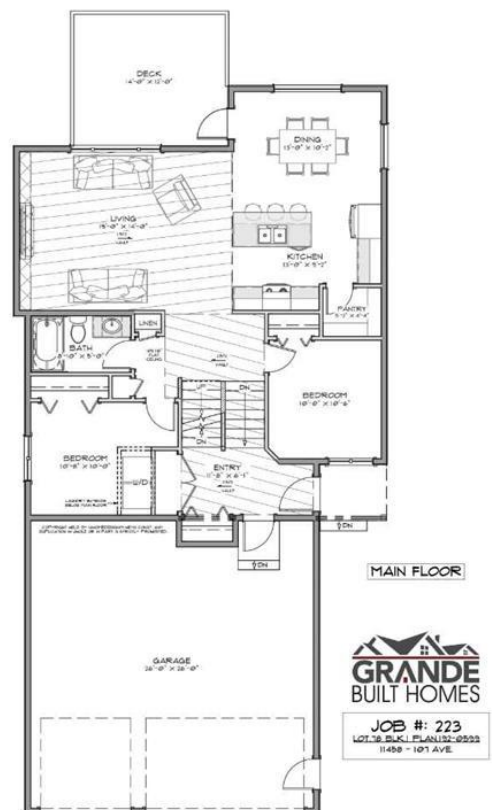
Residential on 0.11 Acres

Westgate., Grande Prairie, Alberta

Welcome to "The Major" Job 223 by Grande Built Homes, a stunning 3-bedroom, 2-bathroom residence in Westgate. Situated on a spacious lot with peaceful country views and no rear neighbors, this 1,589 sq. ft. home offers a perfect blend of modern design and functionality. The open-concept layout features a well-designed kitchen with stone countertops, a center island, a pantry, and ample cabinetry, seamlessly flowing into the dining and living areas. The main floor includes two comfortable bedrooms and a full bathroom with high-quality finishes. The private primary suite, located on the upper level, serves as a luxurious retreat, complete with a walk-in closet and a spa-inspired ensuite featuring dual sinks, a stand-alone soaker tub, and a tiled glass shower. Designed for both comfort and practicality, this home also includes large windows to maximize natural light and a fireplace to create a cozy atmosphere. The exterior boasts a triple garage and a deck, offering the perfect space to relax and take in the surroundings. With easy access to fantastic amenities and services, "The Major" is an incredible opportunity to own a brand-new home in one of Grande Prairie's sought-after communities. Secure your dream home today!

Built in 2025

## Essential Information



MLS® #	A2197019
Price	\$580,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,589
Acres	0.11
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

### Community Information

Address	11458 107 Avenue
Subdivision	Westgate.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V6T5

### Amenities

Parking Spaces	5
Parking	Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)
Appliances	None
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Other
Lot Description	Back Yard, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 25th, 2025
Days on Market	116
Zoning	RG

### **Listing Details**

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.