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11405 107 Avenue
Grande Prairie, Alberta

MLS # GP211953



\$389,800

Division:	Westgate		
Type:	House		
Style:	Modified Bi-Level		
Size:	1,372 sq.ft.	Age:	2019 (0 yrs old)
Beds:	3	Baths:	2
Possession:	Immediate		
Garage:	Attached, Double		
Driveway:	Concrete		

Heating: Forced Air, Natural Gas

Floors: Carpet, Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl

Land: Partial

Features: Ceiling-Above 8 ft, Ceiling-Vaulted, Countertop(s)-Quartz, Deck, Ensuite, Fireplace - Electric, Laundry-Main Floor, Non-Smoking Home, Pet-Free Home

Water: -

Sewer: Municipal

Taxes: -

Condo Fee: -

Lot Fee: -

Maintenance Fee: -

Inclusions: \$5000 appliance allowance, 14'x 12' Deck, GDO w. Controls and Real Property Report. Grande Built Homes 1yr Builders Warranty. Alberta New Home Warranty 2yr Supply and Distribution Systems, 5yr Building Envelope, 10yr Structural.

The new modified bi-level design named "The Royal" by Grande Built Homes is something to get excited about. This modern, open concept home is built to exceed expectations, at a price you can feel good about. The stunning main floor space boasts vaulted ceilings, a functional corner kitchen with pantry and over-sized quartz island. The dining space allows for a long table and the living room is very comfortable with a modern linear fireplace. Upstairs offers a large 15' x 12' master bedroom with vaulted ceiling and large window, plus a walk-in closet and an en-suite bath with his-and-hers sinks. Grande Built Homes are constructed with the greatest of integrity while keeping energy efficiency a priority. Key features saving you money are LED lighting throughout, partial spray foam insulation, Navien hot water on demand, high-efficiency furnace and low-E argon windows. Don't wait, come discover the all-encompassing neighbourhood known as Westgate. Seller is related to REALTOR.