

# \$569,900 - 11432 107 Avenue, Grande Prairie

MLS® #A2235728

**\$569,900**

5 Bedroom, 3.00 Bathroom, 1,247 sqft

Residential on 0.11 Acres

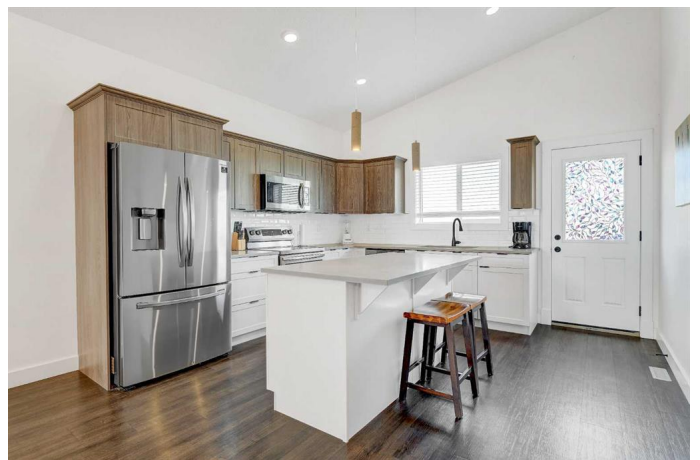
Westgate., Grande Prairie, Alberta

Generate extra income from home with this property's fully legal secondary suite. The main floor offers 3 beds 2 baths an open-concept layout with a spacious living and dining area, a modern kitchen, two bedrooms, a 4-piece main bathroom, and a primary suite with a 4-piece ensuite and walk-in closet. Step out from the kitchen onto the deck and enjoy the backyard. The 2 bed 1 bath basement suite mirrors the open-concept design with its own living area, dining space, kitchen, two bedrooms, and a 4-piece bathroom. Throughout the home, you'll find stylish vinyl plank flooring, tiled bathrooms, quartz countertops, a tile backsplash, raised ceilings, and built-in wood shelving in the closets. Yard is landscaped and fenced with a deck off the main unit. This is truly a must-see!

Built in 2019

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2235728    |
| Price          | \$569,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,247       |
| Acres          | 0.11        |
| Year Built     | 2019        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | Bi-Level |
| Status   | Active   |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 11432 107 Avenue |
| Subdivision | Westgate.        |
| City        | Grande Prairie   |
| County      | Grande Prairie   |
| Province    | Alberta          |
| Postal Code | T8V6T2           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 480                    |

### Interior

|                   |             |
|-------------------|-------------|
| Interior Features | See Remarks |
| Appliances        | See Remarks |
| Heating           | Forced Air  |
| Cooling           | None        |
| Has Basement      | Yes         |
| Basement          | Full, Suite |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Private Entrance |
| Lot Description   | Irregular Lot    |
| Roof              | Asphalt Shingle  |
| Construction      | See Remarks      |
| Foundation        | Poured Concrete  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 30th, 2025 |
| Days on Market | 7               |
| Zoning         | RG              |

### Listing Details

|                |                                           |
|----------------|-------------------------------------------|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|-------------------------------------------|

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