

# \$445,000 - 11341 107 Avenue, Grande Prairie

---

MLS® #A2207846

## \$445,000

3 Bedroom, 2.00 Bathroom, 1,428 sqft

Residential on 0.10 Acres

Westgate., Grande Prairie, Alberta

Immediate possession available! Welcome to this family-friendly modified bi-level located in desirable Westgate. This well-designed home features 3 spacious bedrooms and 2 full bathrooms, including a large primary suite with walk-in closet and a 4-piece ensuite featuring a soaker tub and dual-sink vanity. The open-concept main living space offers vaulted ceilings, a cozy gas fireplace, and a beautiful kitchen with quartz countertops, pantry, ample cabinetry, and a big island perfect for entertaining. Two additional bedrooms and a full bathroom are conveniently located on the main level. The large undeveloped basement offers endless potential for future customization. Close to shopping, restaurants, and other amenitiesâ€”this home is ready for its new owner!

Built in 2014

## Essential Information

MLS® #	A2207846
Price	\$445,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,428
Acres	0.10
Year Built	2014
Type	Residential



Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

**Community Information**

Address	11341 107 Avenue
Subdivision	Westgate.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V6A7

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Wash
Appliances	Central Air Conditioner, Dishwasher, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

**Exterior**

Exterior Features	Other, Private Yard
Lot Description	Back Yard, City Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 1st, 2025
-------------	-----------------



Days on Market	18
Zoning	RS

**Listing Details**

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

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.