



**CORY PELCHAT**  
 REALTOR®  
 GRASSROOTS REALTY GROUP LTD.

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**11458 107 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2197019**

**\$580,000**



<b>Division:</b>	Westgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,589 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)

**Inclusions:** Deck, \$5000 appliance allowance, 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.

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!