



11413 107 Avenue
Grande Prairie, Alberta

MLS # A1000631



\$404,800

Division:	Westgate.		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,534 sq.ft.	Age:	2020 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Attached, Concrete Driveway, Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Tile, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Metal Siding , Vinyl Siding	Zoning:	RS
Foundation:	Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Water
Features:	No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: \$5000 appliance allowance, 13' x 12' Back 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 Cardinal" by Grande Built Homes has arrived. The 2-storey modern residence is the tallest house on the street and boasts a perfectly layed out 1534sf floor plan that is nothing short of exceptional. The home features open concept living with raised ceilings, a well designed corner kitchen, and a powder bath on the main for guests. A south facing wall of windows on the back of the home provides natural light that needs to be seen to be appreciated. The second floor features a laundry room, 3 bedrooms and 2 full bathrooms. The master bedroom has space for a king size bed, a fantastic 10' x 4'8" walk-in closet and gorgeous ensuite bath with his-and-hers sinks. The backyard is a good size! The homes comes with a big deck and a fully fenced yard with gate. Grande Built Homes are constructed with the greatest of integrity while keeping energy efficiency a priority. Key features saving you money are LED lighting, partially spray foam insulation, Navien hot water on demand, high-efficiency furnace and low-E argon windows. This home is available for immediate possession. Don't wait, Discover Westgate. Seller is related to the REALTOR;