

**10609 113 Street**  
**Grande Prairie, Alberta**

**MLS # A2162678**



**\$474,900**

<b>Division:</b>	Westgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,654 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, No Neighbours Behind, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** N/A

2015 built and fully developed 5 Bed 3.5 bath two storey with a bonus room with NO REAR NEIGHBORS! Situated in the desired subdivision of Westgate down the street from a park, and close to several amenities including the Grande Prairie Hospital, NWP College, Shopping Center's, And Numerous Restaurants. Tiled entry way welcomes you , that flows into the popular open concept kitchen, dining and living room. Kitchen has must have kitchen island, pantry and adequate counter + cabinet space. Dining room can handle a table of any shape or size for all occasions. Living room is complimented by a gas fireplace, for our longer winters. Heading upstairs you will find sought out after BONUS ROOM , three bedrooms including the master bedroom with walk in closet and full en-suite, and another bathroom. Basement is finished into another living room, two more bedrooms, full bathroom, and laundry + utility room. Backyard is fenced, and backing onto green space giving you that privacy we all want. Book your viewing today!