

**10610 114B Street**  
**Grande Prairie, Alberta**

**MLS # A2207085**



**\$329,000**

<b>Division:</b>	Westgate		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,254 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<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>	RC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks		

**Inclusions:** Garage Door Opener

Great location of Westgate! Westgate is a family friendly neighborhood. Within walking distance to all the West Side amenities including the new hospital, several shopping centers, bus stops, restaurants and SCHOOL BUS STOP JUST DOWN THE ROAD! Whether you're looking for a starter home, family home with plenty of room to grow, or adding to your rental portfolio this one will be sure check all the boxes. Wonderful front veranda that is east facing to enjoy the sun rise while sipping on some coffee or tea what a perfect way to start your day. The main floor has a great open concept space between the kitchen, dining and living room with large windows allowing lots of natural light. Kitchen is bright and modern with stainless steel appliances, breakfast bar & dining space all open to the living room & TV area. There is a half bath off the back entrance and separate door to the single car garage. The wide staircase features a window allowing lots of natural light to stream into the upper levels as you walk up. The upper level features three good sized bedrooms, full bathroom, laundry room, and ample storage closets. The master bedroom is spacious with a full en-suite and walk in closet. Garage is attached and fully insulated and drywalled awaiting you to put the final touch of a garage heater!