



CORY PELCHAT
REALTOR®
GRASSROOTS REALTY GROUP LTD.

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11326 107 Avenue
Grande Prairie, Alberta

MLS # A2090454



\$539,900

Division:	Westgate		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,379 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	2
Garage:	Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Interior Lot, Street Lighting, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub		

Inclusions: n/a

Clover Construction Job # 136. 'Laurel' modified bilevel plan. Open plan. 3 bedrooms. 2 full bathrooms. Quartz coutertops throughout. Vinyl tile and plank floors. Black and brass fixtures. Triple garage with drive through bay. Covered deck. Immediate possession.