

## 11428 106 Avenue Grande Prairie, Alberta

MLS # A2120808



\$279,000

| Division: | Westgate               |        |                  |  |  |
|-----------|------------------------|--------|------------------|--|--|
| Type:     | Residential/Duplex     |        |                  |  |  |
| Style:    | 2 Storey, Side by Side |        |                  |  |  |
| Size:     | 960 sq.ft.             | Age:   | 2018 (6 yrs old) |  |  |
| Beds:     | 2                      | Baths: | 1 full / 1 half  |  |  |
| Garage:   | Single Garage Attached |        |                  |  |  |
| Lot Size: | 0.07 Acre              |        |                  |  |  |
| Lot Feat: | City Lot               |        |                  |  |  |

| Floors:Carpet, Vinyl PlankSewer:-Roof:Asphalt ShingleCondo Fee:-Basement:Full, UnfinishedLLD:-Exterior:Vinyl Siding, Wood FrameZoning:RSFoundation:Poured ConcreteUtilities:-  | Heating:    | Forced Air               | Water:       |    |
|--|-------------|--------------------------|--------------|----|
| Basement: Full, Unfinished LLD: - Exterior: Vinyl Siding, Wood Frame Zoning: RS  | Floors:     | Carpet, Vinyl Plank      | Sewer:       | •  |
| Exterior: Vinyl Siding, Wood Frame Zoning: RS  | Roof:       | Asphalt Shingle          | Condo Fee:   |    |
| The state of the s | Basement:   | Full, Unfinished         | LLD:         |    |
| Foundation: Poured Concrete Utilities: -   | Exterior:   | Vinyl Siding, Wood Frame | Zoning:      | RS |
|  | Foundation: | Poured Concrete          | Utilities: - |    |

Features: Sump Pump(s)

Inclusions: none

A charming duplex situated in Westgate, Grande Prairie, featuring 2 bedrooms and 1.5 bathrooms. This property includes an attached garage and a deck. It is conveniently located across the street from a park/playground, lake, and walking trail. Enjoy stainless steel appliances and the convenience of the West End location. Available for immediate possession.