

# \$499,900 - 11414 106a Avenue, Grande Prairie

MLS® #A2248956

**\$499,900**

4 Bedroom, 3.00 Bathroom, 1,207 sqft

Residential on 0.10 Acres

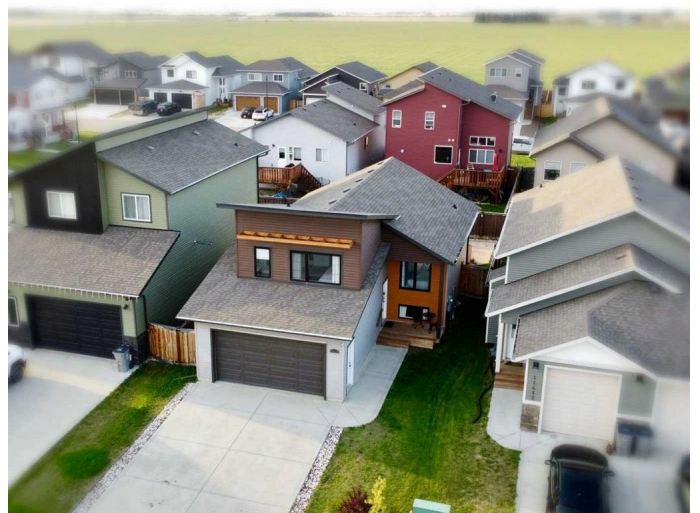
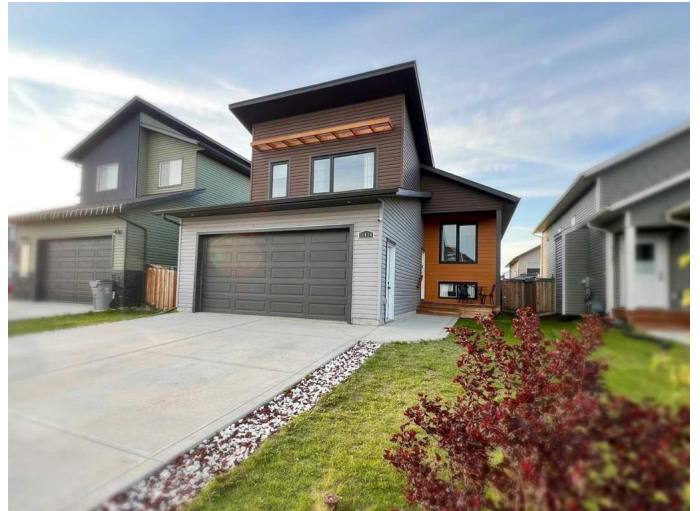
Westgate., Grande Prairie, Alberta

Welcome to Westgate! One of Grande Prairie's most sought-after communities, known for its striking modern streetscapes, newly constructed homes, and unbeatable location near the airport, Costco, local restaurants and favourite retail outlets, this neighborhood blends style, convenience, and prestige.

Built in 2018 by Grande Built Homes, this executive modified bi-level has been impeccably maintained by its original owner. From the moment you enter, the open-concept design draws you in, seamlessly connecting the kitchen, dining, and living spaces in a way that feels airy and inviting. The kitchen is practical and dreamy, featuring quartz countertops, two-tone cabinetry, stainless steel appliances, and a gleaming white tile backsplash. Modern lighting, including sleek fixtures and recessed pot lights, ensures every detail shines.

The main level offers two well-appointed bedrooms and a full bathroom, while the upper level is reserved for the chic and spacious primary suite. This private retreat boasts a generous walk-in closet and a bright ensuite, offering a private escape at the end of the day.

The fully finished basement expands your living space with style, featuring a wet bar, durable vinyl plank flooring, a large bedroom with an oversized closet framed by trendy barn



doors, and a stunning bathroom with a tiled 5-foot shower. A spacious utility room houses the washer, dryer, and tankless hot water system.

Outdoors, the property continues to impress. The backyard houses a sizeable deck, optional ramp access, a paved lower pad, lush lawn, and raised garden beds with greenhouse standsâ€ ideal for growing your own fresh produce. An oversized side gate adds convenience, and the fully finished double garage ensures ample space for storage or parking.

Enjoy the lifestyle of Westgate, where walking trails and a scenic pond are just steps from your door, all while remaining minutes from the cityâ€™s best amenities. This home is a statement of practical modern living. Give your favourite agent a call to view it person today!

Built in 2017

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2248956          |
| Price          | \$499,900         |
| Bedrooms       | 4                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,207             |
| Acres          | 0.10              |
| Year Built     | 2017              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | Modified Bi-Level |
| Status         | Active            |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 11414 106a Avenue |
| Subdivision | Westgate.         |

|             |                |
|-------------|----------------|
| City        | Grande Prairie |
| County      | Grande Prairie |
| Province    | Alberta        |
| Postal Code | T8V6L7         |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Ceiling Fan(s), No Animal Home, Recessed Lighting, Stone Counters, Sump Pump(s), Wet Bar, Tankless Hot Water |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer                                               |
| Heating           | Forced Air                                                                                                        |
| Cooling           | None                                                                                                              |
| Fireplace         | Yes                                                                                                               |
| # of Fireplaces   | 1                                                                                                                 |
| Fireplaces        | Electric                                                                                                          |
| Has Basement      | Yes                                                                                                               |
| Basement          | Finished, Full                                                                                                    |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Back Yard, City Lot      |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 70                |
| Zoning         | RG                |

### Listing Details

|                |                                           |
|----------------|-------------------------------------------|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|-------------------------------------------|

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