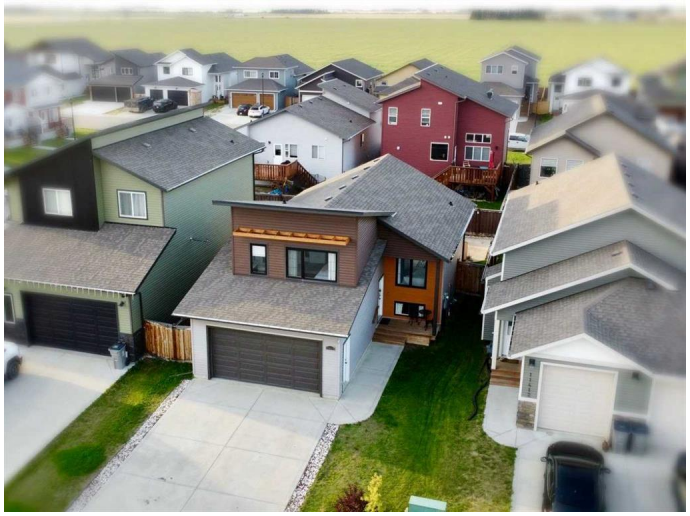
$499,900 - 11414 106a Avenue, Grande Prairie

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 Prairieâ€™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 inâ€¦ 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, Wet Bar, Sump Pump(s), 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	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	95
Zoning	RG

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals

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