

# \$445,000 - 11404 106 Avenue, Grande Prairie

MLS® #A2252446

**\$445,000**

3 Bedroom, 2.00 Bathroom, 1,255 sqft  
Residential on 0.11 Acres

Westgate., Grande Prairie, Alberta

Welcome to this stylish, like-new modified bi-level, built in 2018, offering the perfect combination of modern design, functionality, and comfort. Situated in one of Grande Prairie's most sought-after neighborhoods "Westgate" you'll love the convenience of being within walking distance to the new hospital, major shopping centers, a wide variety of restaurants, and entertainment options. Everything you need is just minutes from your doorstep!

Step inside this meticulously maintained home to discover a bright, open, and thoughtfully designed floorplan. Offering 3 bedrooms, 2 bathrooms, and 1255 sq ft of living space, this home has been planned with today's lifestyle in mind. The main level features a spacious, open-concept living area with large windows that allow natural light to flood the space. The living room is highlighted by a modern electric fireplace, creating a warm and inviting focal point for family gatherings or quiet evenings at home.

The chef-inspired kitchen will impress with its quartz countertops, trendy backsplash, two-tone cabinetry, and oversized island with sink "perfect for meal prep or casual dining. A large walk-in pantry with custom wood shelving provides ample storage, while stainless steel appliances complete the modern look. The adjacent dining area easily accommodates family dinners or entertaining



friends, all with views of the backyard.

Upstairs, the private master suite offers a relaxing retreat with a spacious walk-in closet and a 4-piece ensuite featuring dual sinks and modern finishes. The main level includes two additional bedrooms and a full bathroom, plus plenty of closet space throughout the home.

Notable upgrades include air conditioning, hot water on demand, central vac, new carpet in the bedrooms, and durable vinyl plank flooring in main living areas. The finished garage includes a floor drain, while outside youâ€™ll find a 16' x 12' deck, a fully fenced extra-deep backyard with a custom pergola, firepit area, modern seating space, and professional landscaping both front and backâ€“an ideal space for summer evenings or hosting guests.

The unfinished basement offers endless possibilities with the potential to add 2 more bedrooms and a 3rd bathroom, making this a 5-bedroom, 3-bath home upon completion. Large above-grade windows ensure the space feels bright and welcoming.

All appliances, window coverings, 4 modern barstools, shed, and A/C are includedâ€“this home is truly move-in ready. With its unbeatable location, stylish design, and functional layout, this property checks all the boxes for your next dream home!

Built in 2018

**Essential Information**

MLS® #	A2252446
Price	\$445,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2

Square Footage	1,255
Acres	0.11
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

### **Community Information**

Address	11404 106 Avenue
Subdivision	Westgate.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V6M2

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Other
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 4th, 2025
Days on Market	1
Zoning	RG

**Listing Details**

Listing Office	Century 21 Grande Prairie Realty Inc.
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