

# \$415,000 - 10601 113 Street, Grande Prairie

MLS® #A2253714

**\$415,000**

3 Bedroom, 2.00 Bathroom, 1,133 sqft

Residential on 0.09 Acres

Westgate., Grande Prairie, Alberta

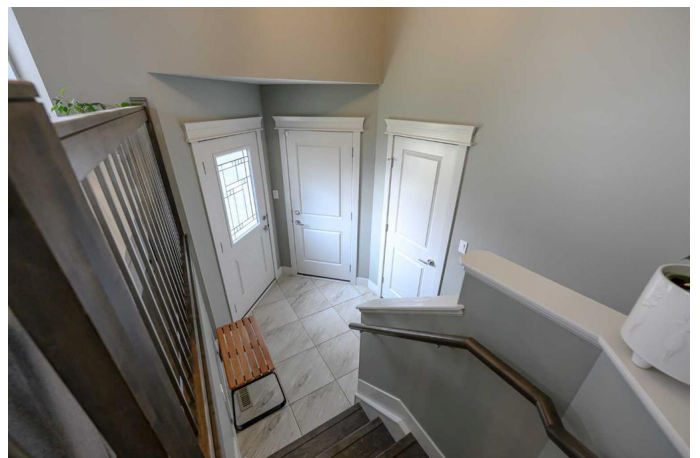
Absolutely Lovely home located in the highly desirable neighborhood of Westgate & backing onto a large greenspace with no Rear Neighbors ever! This bilevel home has many modern features from the white & light grey color theme featuring energy efficient LED lighting, high ceilings, laminate & tile flooring, natural gas fireplace with stone surround & functional design. There are 3 bedrooms & 2 full bathrooms. The master bedroom has a walk in closet with organizer & its own private bathroom. The additional 2 bedrooms are both good sized with the main 4 pc bathroom easily accessible to both. The kitchen has white cabinets & stainless appliances. The dining area easily fits a good size table with access to the back deck. The deck is a great space to sit and enjoy your morning coffee with no rear neighbors. The basement is a wide open space ready for development. The garage is insulated, drywalled & heated. There is an additional parking spot on the driveway. You can walk to NWP Polytechnic, the brand new hospital is very close, all shopping & restaurants are only blocks away. This home is amazing right when you walk in and has an irreplaceable location!

Built in 2016

## Essential Information

MLS® #                      A2253714

Price                         \$415,000



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,133       |
| Acres          | 0.09        |
| Year Built     | 2016        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 10601 113 Street |
| Subdivision | Westgate.        |
| City        | Grande Prairie   |
| County      | Grande Prairie   |
| Province    | Alberta          |
| Postal Code | T8V 6A7          |

### **Amenities**

|                |  |
|----------------|--|
| Utilities      | Cable Available, Electricity Connected, Natural Gas Connected, Garbage Collection, Sewer Connected, Water Connected, Underground Utilities |
| Parking Spaces | 5  |
| Parking        | Double Garage Attached   |
| # of Garages   | 2  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Beamed Ceilings, Closet Organizers, Tankless Hot Water, Walk-In Closet(s)                              |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Tankless Water Heater |
| Heating           | Fireplace(s), Forced Air, Natural Gas, Floor Furnace   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room   |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

**Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Playground, Storage  |
| Lot Description   | Backs on to Park/Green Space, Few Trees, Gentle Sloping, Landscaped, No Neighbours Behind, Rectangular Lot |
| Roof              | Asphalt Shingle  |
| Construction      | Concrete, Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete  |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 2                   |
| Zoning         | RS                  |

**Listing Details**

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Century 21 Grande Prairie Realty Inc. |
|----------------|---------------------------------------|

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