\$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 inâ€l 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 stands… 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 city'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 78

Zoning RG

Listing Details

Listing Office Sutton Group Grande Prairie Professionals

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.