

# \$599,900 - 11452 107 Avenue, Grande Prairie

MLS® #A2220664

**\$599,900**

5 Bedroom, 4.00 Bathroom, 1,268 sqft

Residential on 0.11 Acres

Westgate., Grande Prairie, Alberta

Welcome to Job 244 - a smart 1,268 sq ft new-construction investment in the heart of Westgate. Thoughtfully designed for both comfortable living and income generation, this property features a completely separate legal suite. Situated just minutes from shopping, dining, the hospital, Polytechnic campus, and the airport, it offers an ideal blend of convenience and community charm. On the main level you'll find an airy open-concept layout, where a chef's kitchen with centre island, walk-in pantry, and stone countertops flows seamlessly into the dining and living spaces. Oversized windows flood the home with natural light, highlighting three spacious bedrooms and two full bathrooms. The primary suite boasts a generous walk-in closet and private ensuite. A convenient laundry and storage area sits just off the attached double garage, while the back deck provides a perfect spot to unwind. Downstairs, the lower level unfolds into a fully self-contained 2-bedroom, 2-bathroom legal suite complete with its own full kitchen, open living area, large windows, and in-suite laundry. One bedroom even enjoys its own private ensuite. The suite also has its own single garage, making it as practical as it is inviting. Whether you live upstairs and offset your mortgage with rental income, or occupy the suite yourself, this home delivers both lifestyle and financial upside. Don't miss out on this turnkey investment.

JOB #: 244  
LOT 15 BLK 1 PLAN 152-0583  
11452 107 AVE



Built in 2025

**Essential Information**

MLS® #	A2220664
Price	\$599,900
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	1,268
Acres	0.11
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Bi-Level, Up/Down
Status	Active

**Community Information**

Address	11452 107 Avenue
Subdivision	Westgate.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V6T5

**Amenities**

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	3

**Interior**

Interior Features	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Walk-In Closet(s)
Appliances	None
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Suite

**Exterior**

Exterior Features	Other
Lot Description	City Lot, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 13th, 2025
Days on Market	7
Zoning	RG

### **Listing Details**

Listing Office	eXp Realty
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