

# \$659,900 - 11306 107 Avenue, Grande Prairie

MLS® #A2262409

**\$659,900**

5 Bedroom, 4.00 Bathroom, 1,399 sqft  
Residential on 0.13 Acres

Westgate., Grande Prairie, Alberta

Clover Construction job # C141. Open plan bilevel with legal suite - 3 beds / 2 baths upper suite; 2 beds / 2 baths lower suite. 3 car attached garage - 2 stalls upper suite; 1 stall lower suite. Deck. Vinyl plank flooring throughout. Quartz countertops. Large pie shaped lot. Room for RV pad.

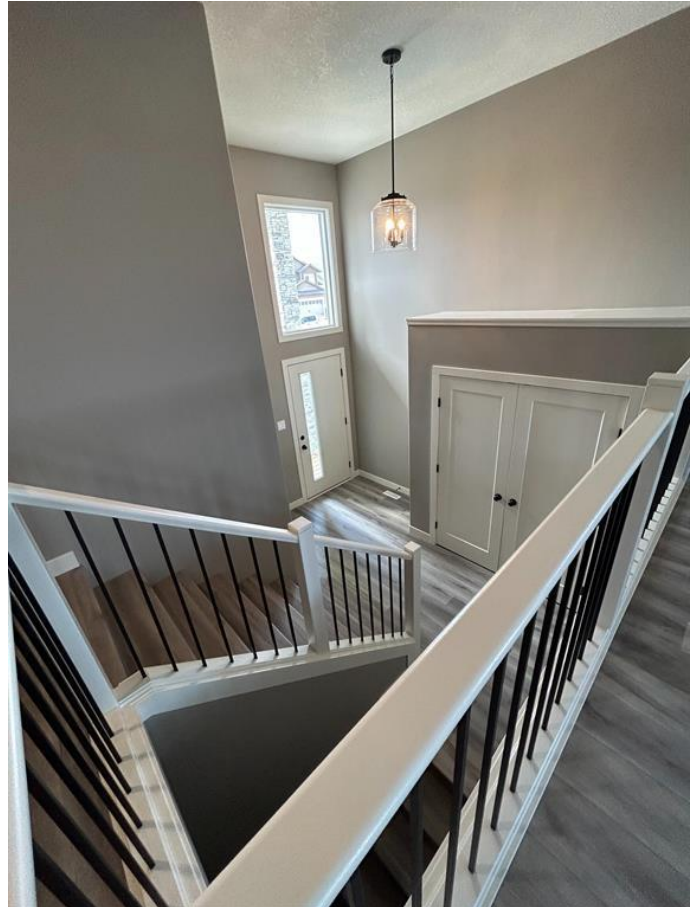
Built in 2023

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2262409          |
| Price          | \$659,900         |
| Bedrooms       | 5                 |
| Bathrooms      | 4.00              |
| Full Baths     | 4                 |
| Square Footage | 1,399             |
| Acres          | 0.13              |
| Year Built     | 2023              |
| Type           | Residential       |
| Sub-Type       | Duplex            |
| Style          | Bi-Level, Up/Down |
| Status         | Active            |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 11306 107 Avenue |
| Subdivision | Westgate.        |
| City        | Grande Prairie   |
| County      | Grande Prairie   |
| Province    | Alberta          |



Postal Code T8V6A7

### Amenities

Parking Spaces 6  
Parking Double Garage Attached, Single Garage Attached  
# of Garages 3

### Interior

Interior Features Kitchen Island, Open Floorplan, Quartz Counters  
Appliances Garage Control(s), Microwave Hood Fan  
Heating Forced Air  
Cooling None  
Has Basement Yes  
Basement Full, Suite

### Exterior

Exterior Features Private Entrance, Private Yard  
Lot Description Back Yard, Backs on to Park/Green Space, Front Yard, No Neighbours Behind, Rectangular Lot, Street Lighting, City Lot, Interior Lot  
Roof Asphalt Shingle  
Construction Concrete, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed October 5th, 2025  
Days on Market 10  
Zoning RS

### Listing Details

Listing Office Century 21 Grande Prairie Realty Inc.

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