

# \$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.

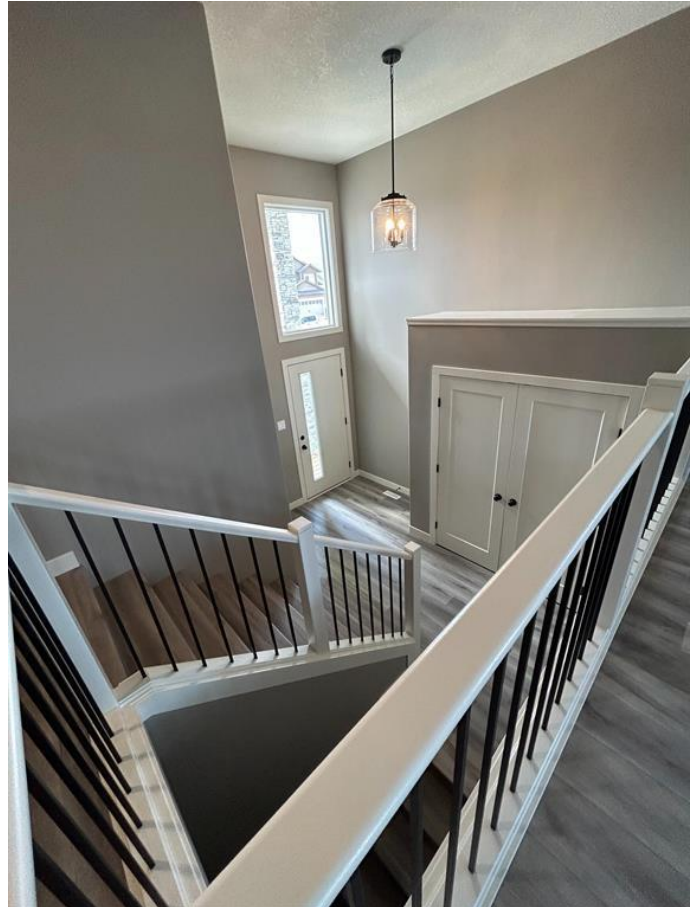
Built in 2023

## 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 14

Zoning RS

### Listing Details

Listing Office Century 21 Grande Prairie Realty Inc.

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.