

**10630 114C Street**  
**Grande Prairie, Alberta**

**MLS # A2209483**



**\$419,990**

Division:	Westgate		
Type:	Residential/Duplex		
Style:	2 Storey Split, Attached-Side by Side		
Size:	1,309 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, Rectangular		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	garage heater, security system		

Well kept half duplex with double attached garage. Open plan. Vinyl plank flooring. Stainless steel appliances. Second floor laundry. Lots of extras including air conditioning, reverse osmosis water filtration system, HRV and heated garage. Fully fenced and landscaped. Convenient west end location. Walking distance to shopping, restaurants, entertainment. Immediate possession.