



**DJ Golden**  
**REAL ESTATE**

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**11309 105A Avenue**  
**Grande Prairie, Alberta**

**MLS # A2239254**



**\$379,900**

<b>Division:</b>	Westgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,250 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	LDR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** window coverings

This outstanding home is turn-key and immaculate! Well-cared for two-story home has a charming covered front veranda and a very large deck in the back. Nice modern finishes, beautiful flooring and neutral paint colors. Main floor features large living room with great natural light, spacious kitchen & dining area, and a lovely half bath. Plus access to the fabulous large deck and back yard. Upper level has 3 bedrooms, full bath with separate shower & soaker tub, and laundry. Master bedroom boasts a nice walk-in closet. The basement is undeveloped and ready for your personal touches. Very large shed in back & wonderfully large, mature trees, plus fully fenced. Don't miss this great place to call home!