



10611 114A Street
Grande Prairie, Alberta

MLS # A2197021

\$599,900



Division:	Westgate		
Type:	Residential/House		
Style:	Bi-Level, Up/Down		
Size:	1,236 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	4
Garage:	Triple Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Mixed	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: Deck, \$5000 appliance allowance, GDO w. Controls and Real Property Report. Grande Built Homes 1yr Builders Warranty. Alberta New Home Warranty 2yr Supply and Distribution Systems, 5yr Building Envelope, 10yr Structural.

Presenting The Imperial by Grande Built Homes, Job 227. Located in Westgate, this 1,236 sq. ft. new construction home offers the perfect combination of modern living and investment potential. Designed with a completely separate legal suite, this home provides flexibility for multi-generational living or rental income while maintaining shared ownership of utilities. Conveniently situated close to major amenities, including the Grande Prairie Hospital, Northwestern Polytechnic, and the airport, this home ensures effortless access to everything you need. The main level features a spacious open-concept layout, seamlessly connecting the kitchen, dining, and living areas—ideal for entertaining or everyday living. The kitchen is designed for both style and functionality, offering a center island, pantry, and ample storage. This floor includes three bedrooms and two bathrooms, with the primary suite boasting a private ensuite and walk-in closet. The attached 24'x14' garage adds convenience, while the laundry and storage area are located in a designated portion of the basement. A deck provides additional outdoor space to enjoy. The lower level offers a well-designed 2-bedroom, 2-bathroom legal suite, featuring an open-concept living space, full kitchen, and large windows that allow for plenty of natural light. One of the bedrooms includes a private ensuite, adding extra comfort. The suite also has its own in-suite laundry and an attached 19.8'x11' garage. With its prime location, thoughtful layout, and rental income potential, this brand-new home is a fantastic opportunity for homeowners and investors alike. Secure your future home today!