



11338 59 Avenue  
Grande Prairie, Alberta

MLS # A2165423



**\$479,000**

<b>Division:</b>	O'Brien Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,545 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	City Lot, Corner Lot, Lawn, Irregular Lot, Landscaped		

<b>Heating:</b>	Fireplace(s), Floor Furnace, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable Connected, Electricity Connected, Natural Gas
<b>Features:</b>	Granite Counters, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Lovely large Modified Bilevel design in a wonderful location in O'Brien Lake subdivision within eyesight of amazing walking trails on a private side street. It is also on a corner lot so no side neighbors and only one block away from Louis Riel French Immersion elementary school; your kids can enjoy a safe close walk to school everyday. This lovely home offers a very open floor plan on the main floor with vaulted ceilings and the kitchen, dining area and living room all open. The kitchen has coffee colored maple cabinetry with black granite counters. There is a large island with granite counters perfect for baking or entertaining; also a good size pantry. The dining area offers tons of space for a large table & hutch providing many options for entertaining. The living room offers bright windows and a gas fireplace to enjoy. The spacious master suite is located over the garage and offers a large bedroom area with wall to wall closets and a 5 pc. ensuite with a 6 ft. soaker tub and a separate shower. There is a double vanity in the ensuite with the same maple cabinetry as the kitchen and granite counters as well. There are two additional bedrooms and a main 4 pc. bathroom on the main floor. The basement is open to develop or use as is. The garage is drywalled and painted and gas and power are available to heat. There is a nice size patio deck accessed through garden doors in the backyard which is landscaped and fully fenced. This really is a must view property! IMMEDIATE possession !