11338 59 Avenue
Grande Prairie, Alberta

MLS # A2169386

$459,000

Division:	O'Brien Lake
Type:	Residential/House
Style:	Modified Bi-Level

Size:	1,551 sq.ft.	**Age:**	2014 (10 yrs old)
Beds:	3	**Baths:**	2

Garage:	Double Garage Attached
Lot Size:	0.14 Acre
Lot Feat:	Back Yard, City Lot, Corner Lot, Street Lighting

Heating:	Fireplace(s), Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Laminate, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full, Unfinished	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	RG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions:	n/a

This spacious modified bi-level home is located in the desirable O'Brien Lake area, just steps away from scenic walking trails and a block from Louis Riel French Immersion Elementary School, making it perfect for families. Sitting on a corner lot, you'll enjoy extra privacy with no side neighbors.The main floor has an open layout with vaulted ceilings, connecting the kitchen, dining, and living room. The kitchen features dark maple cabinets, black granite countertops, and a large island, great for entertaining. There's also a pantry for extra storage. The dining area has plenty of room for a large table, and the living room is bright with big windows and a cozy gas fireplace. The master bedroom is located above the garage and includes a spacious room, lots of closet space, and a 5-piece ensuite with a soaker tub, separate shower, and double vanity with granite countertops. Two more bedrooms and a 4-piece bathroom are also on the main floor.The basement is ready for development or can be used as it is, and the attached garage is finished with drywall and has power and gas hookups for heating. The backyard is fully fenced and landscaped with a large patio deck, perfect for outdoor activities.With immediate possession available, this move-in ready home is in a great location and ready for its new owners!