



GRASSROOTS
REALTY GROUP

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11333 59 Avenue
Grande Prairie, Alberta

MLS # A2239993



\$629,900

Division:	O'Brien Lake		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,790 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behi		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Closet Organizers, Jetted Tub, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer, Window Coverings

Welcome to your next home in the heart of O'Brien Lake! This beautifully updated 4 bedroom, 3 bathroom modified bi-level has space, style, and comfort in all the right places. The main floor is wide open with soaring ceilings, big windows that flood the space with natural light, and a modern feel from top to bottom. The kitchen is fully equipped with stainless steel appliances and flows perfectly into the main living area, making it great for both everyday living and entertaining. The primary suite features a large ensuite with a walk in shower and relaxing soaker tub. Downstairs, you'll find a huge family room with walkout access the perfect spot for movie nights, a rec space, or extra room for the kids. Step outside and enjoy the peaceful backyard with no rear neighbors and direct access to the beautiful walking trails just a short stroll from the lake. This home is clean, well cared for, and move in ready. Don't miss your chance to call this beautiful home yours!