



**11, 1049 Alberta Avenue  
DeBolt, Alberta**

**MLS # A2268259**



**\$495,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,812 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	1.40 Acres		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, Open Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	ICFs (Insulated Concrete Forms), Mixed	<b>Zoning:</b>	CR1
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** N/A

This beautiful bungalow in DeBolt is now looking for a new owner. Located in the mature subdivision of Creeks Crossing on lot Number 11. This property is amazing from the open concept to the high ceilings and the higher end fixtures. As you enter this home you will appreciate the openness from the main entrance that flows into the much desired open concept Kitchen, Dining, and Living Room. The Kitchen is beautiful with lots of counter space, quartz counter tops, modern back splash, under the cabinet lighting, soft close doors and drawers, a very nice corner pantry and a great kitchen island. Off the very spacious dining room you will find the garden doors that lead to a beautiful south facing deck. The sunk in living room is also bright with Extra large windows and natural gas fireplace. Also on this floor are the 3 bedrooms and 3 bathrooms. The primary bedroom is large with a walk in closet and a beautiful 5 piece ensuite. Last but not least is the main floor laundry /mudroom that leads into the finished oversized double car garage. The Basement is drywalled and plumbed for in floor heating. and is an open slate for you to do what ever you like. If you want peace and tranquility then this property is about 35 minutes east of Grande Prairie and gives you a great value for your money. So please take a look. Call your realtor and get them to show you this house that can be your home. MD of Greenview Water and Sewer.