



12004 54 Avenue  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2297225



**\$799,900**

<b>Division:</b>	Flyingshot Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,514 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, No Neighbours Behind		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Fiberglass	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	CR2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Chandelier, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Sump Pump(s)		
<b>Inclusions:</b>	N/A		

\*High Mark Homes Job 428\* Discover peaceful living in this beautifully crafted 1,514 sq ft bungalow, The Kenton II, by High Mark Homes. With no rear neighbors, backing onto a pond and walking trails, this home is located in Flyingshot Lake Estates (county taxes and overlooking the lake!). Step inside to an open-concept floor plan that blends modern style with everyday comfort. Beamed ceilings in the living room showcase the floor to ceiling fireplace feature, while the sleek quartz countertops in the kitchen add a touch of elegance. With 2 spacious bedrooms and 2 full bathrooms, including the well-appointed primary suite, this home is ideal for those looking for one-level living. Outside, the expansive lot provides plenty of room for entertaining, gardening, or simply enjoying the outdoors. A triple garage offers abundant storage, along with room for future RV parking on the side. Whether you're hosting guests or relaxing in your own private retreat, this home checks all the boxes. \*Seller is a licensed Realtor in the province of Alberta