



11313 59 Avenue
Grande Prairie, Alberta

MLS # A2302354



\$675,000

Division:	O'Brien Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,481 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Driveway, Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Landscaped,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Step into sophistication with "The Kendra" plan. A spectacular two-storey home, exceeding 2,400 sq ft, designed for the family seeking a blend of comfort, space, and modern elegance. This stunning home stands proud in the desirable O'Brien Lake neighbourhood, backing onto tranquil walking trails and serene nature. As you enter, be captivated by the open-concept main floor, boasting sleek hardwood and tile flooring, a stylish gas fireplace, and built-in speakers for effortless entertaining. The chef's kitchen will delight with stainless appliances, granite counters, corner pantry, and a generous island, perfect for hosting friends or casual family breakfasts. A practical mudroom (with option to add a 2nd laundry) off the garage and a half bath complete this floor. Upstairs, four generous bedrooms await, including a master suite with an expansive walk-in wardrobe and a spa-inspired 5-piece ensuite featuring double sinks, a Jacuzzi tub and a walk-in tiled shower. Two additional bedrooms, a main bathroom and true main floor laundry situated here. Across a few stairs you'll find a grand bonus room with abundant windows offers endless possibilities for family gatherings or a chic lounge. The fourth upper bedroom is also tucked away on this level. The basement is partially developed (framed and wired) and ready for your personal touch to finish. As well as a walkout to the backyard. Outside offers composite front and back decks, triple car heated and finished garage, wide paved driveway, fully fenced yard and a beautiful peaceful view. Additional perks are tankless hot water and central vac. This home ticks every box!