



11246 59 Avenue  
Grande Prairie, Alberta

MLS # A2302661



**\$649,900**

<b>Division:</b>	O'Brien Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,933 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Landscaped		

**Heating:** Forced Air

**Floors:** Carpet, Other, Tile, Vinyl

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** See Remarks

**Foundation:** Poured Concrete

**Features:** Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RG

**Utilities:** -

**Inclusions:** blinds, Tv mounts

Located into a quiet cul-de-sac in O'Brien Lake, this home offers a wonderful and bright layout. The front entry opens into the main living space finished with vinyl plank flooring that runs throughout. The kitchen is the focal point with espresso cabinets, stainless steel appliances, a pantry, and an eat-up island that gives you extra prep space and a spot for quick meals. There's also no shortage of storage with ample cabinetry. Across from the kitchen, the dining area is set under a chandelier and features double doors that lead straight out to the deck. The open concept continues into the living room and boasts a gas fireplace and a large window that brings in tons of natural light. At the back, a second entrance from the garage features a walk through pantry that adds everyday function, especially for unloading groceries. A half bath rounds out the main floor. Upstairs, the primary bedroom offers plenty of space to unwind. The ensuite is well laid out with a double vanity, a tiled walk-in shower, and a walk-in closet! The rest of the upper level includes a comfortable loft area that works well as a second living space (could be converted into a bedroom), along with two additional bedrooms, a full bathroom, and conveniently located laundry. Out back, the yard is fully fenced with garden beds already in place and a deck that's ready to enjoy. The triple 26'x32'g heated garage gives you all the room you need for vehicles, storage, or toys. Set in a quiet spot with an amazing layout and plenty of space, this home is one you'll want to see in person. Call your REALTOR today to book a showing. Pictures coming.