



GRASSROOTS
REALTY GROUP

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8805 59 Avenue
Grande Prairie, Alberta

MLS # A2103084



\$629,900

Division:	Summerside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,150 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Aggregate, Front Drive, Garage Door Opener, Garage Faces Front, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Gentle Sloping, No Neighbors		

Heating:	Central, Electric, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Composite Siding, Metal Siding, Stone, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Built-in Features, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Stone Counters, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Garage Door Openers & Controls		

MASSIVE PRICE DROP ON THIS INCREDIBLE HOME WITH EXCEPTIONAL VIEWS!!! BOOK YOUR SHOWING NOW! Welcome to your dream home! This stunning two-story new construction residence boasts an unparalleled setting with no rear neighbors, backing onto a serene pond and picturesque walking trails. Revel in the breathtaking views to the south, providing a constant connection with nature. It is sooo quiet here too! Situated on a generously sized lot, this home features a walk-out basement and a triple car garage. The exterior is finished with upgraded materials including Hardie Board siding & complementary metal detail! As you step inside, the main floor exquisite interior is adorned with modern tones and top-notch finishes. The entryway is just the right size, with a great coat closet & room to move. Now that you are in, you will see the beautiful fireplace with a shiplap surround & expansive windows that frame the tranquil pond and green space (what an exceptional view!). The ceilings are artfully coved, adorned with crown molding features, creating an ambiance of sophistication. Luxury vinyl plank flooring flows seamlessly throughout, adding both style and durability. The heart of the home, the kitchen, is a culinary haven. Adorned with beautiful white quartz counters, the tall white cabinets feature soft-close hinges and drawers, showcasing both elegance and functionality. There is a very large contrasting dark center island with an eating bar, large sink, extra storage, dishwasher & microwave space. Discover the fantastic "hidden" pantry, a treasure trove of storage space that seamlessly complements the modern design. Upstairs, you'll find three generously sized bedrooms and the convenience of an upstairs laundry room. The primary suite is a sanctuary in itself, offering ample space and a beautifully appointed ensuite bathroom. It also has a crafted feature

wall & the same coved and crown ceilings as the main floor. Immerse yourself in luxury with a large tiled shower, a soaker tub, and dual vanities. The walk in closet offers lots of hanging space, shelving perfect for sweaters, bags, shoes or accessories! The basement is unique, featuring a walk-out to the yard and large windows that flood the space with natural light. This home is truly unlike any other, offering a perfect blend of style, functionality, and an unrivaled connection to the surrounding natural beauty. Don't miss the chance to make this extraordinary property your new home!