



**11338 59 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2121931**

**\$479,000**



|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | O'Brien Lake  |               |                   |
| <b>Type:</b>     | Residential/House                                     |               |                   |
| <b>Style:</b>    | Modified Bi-Level                                     |               |                   |
| <b>Size:</b>     | 1,545 sq.ft.  | <b>Age:</b>   | 2014 (10 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached             |               |                   |
| <b>Lot Size:</b> | 0.14 Acre   |               |                   |
| <b>Lot Feat:</b> | City Lot, Corner Lot, Lawn, Irregular Lot, Landscaped |               |                   |

|                    |  |                   |   |
|--------------------|--|-------------------|---|
| <b>Heating:</b>    | Fireplace(s), Floor Furnace, Forced Air, Natural Gas   | <b>Water:</b>     | Public  |
| <b>Floors:</b>     | Carpet, Laminate, Tile   | <b>Sewer:</b>     | Public Sewer  |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Unfinished   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | RG  |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | Cable Connected, Electricity Connected, Natural Gas |
| <b>Features:</b>   | Granite Counters, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |                   |   |

**Inclusions:** N/A

Modified Bilevel home in a wonderful location in O'Brien Lake subdivision next to walking trails on a private side street. It is also on a corner lot only one block away from Louis Riel French Immersion elementary school so your kids can enjoy a safe close walk. This lovely home offers a bright open floor plan with vaulted ceilings on the main floor. The kitchen has coffee colored maple cabinetry with black granite counters. There is a lovely spacious island and good size pantry. The dining area offers tons of space for entertaining. The living room offers many options for seating and has a gas fireplace to enjoy. The master suite is located over the garage and has a large bedroom area with wall to wall closets. The 5 pc. ensuite offers great space to relax in the soaker tub or refresh in the separate shower. There is a double vanity in the ensuite with the same maple cabinetry as the kitchen and granite counters as well. There are two additional bedrooms and a main 4 pc. bathroom on the main floor. The basement is open to develop. The garage is drywalled and painted and has gas and power for heat. The backyard is landscaped and fully fenced. Enjoy nature right out your front door!