



11054 66 Avenue
Grande Prairie, Alberta

MLS # A2131896



\$425,000

Division:	O'Brien Lake		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,333 sq.ft.	Age:	2005 (19 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Irregular Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Electric Fireplace, TV Mount, Garage Heater

PRICED TO SELL!!! This beautiful modified bi-level has undergone many renovations in the past month. New shingles, new carpet thru-out the stairs and the bedrooms, majority of the house freshly painted, garage freshly painted, front and back decks freshly painted, and the entire house professionally cleaned. Enter into a good sized entryway. The main floor features a great kitchen with a large pantry and an island and is open to the dining room that looks out over the decks, and the living room featuring a cozy fireplace. Also on the main floor are 2 good sized bedrooms and a full bathroom. The upstairs features the master bedroom, with loads of room for a king sized bed, a large walk in closet, and a full en-suite. In the basement you will find a fourth bedroom, a third full bathroom, and a large family room with an electric fireplace, as well as the laundry area. The garage is finished and heated and has some shelving. The back yard features a large upper deck c/w a gas line for your barbecue and a good sized lower deck with seating, and is fully fenced. And check out the rock landscaping at the front and side of the house. Absolutely gorgeous!!! Check this house out today. It is priced to sell!!!