



11310 62 Avenue
Grande Prairie, Alberta

MLS # A2143834



\$515,000

Division:	O'Brien Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,995 sq.ft.	Age:	2020 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Welcome to this modern, family-oriented home boasting over an impressive 2780 square feet of stylish living space. Step through the doors to discover an airy open floor plan. Upon entering you'll find a convenient storage cubby and bench off the entrance as well as a storage closet. Continue through to the main living area that's perfect for entertaining, seamlessly blending the living room, dining nook, and kitchen. The living room exudes a beautiful floor to ceiling gas fireplace feature, while the dining area, complete with a movable bench (unattached to home), invites family meals and memories. The heart of the home, the kitchen, dazzles with gleaming quartz countertops, a central island for gatherings, spacious pantry, subway tile backsplash and stainless-steel appliances, complemented by a beautiful range hood cover. The dark cabinets juxtaposed with white counters create a chic aesthetic. Completing this floor is another entrance with cubby/bench area off the garage, a main bathroom and a laundry room also conveniently located right off the garage entrance. Retreat upstairs to the tranquil master bedroom, where your private ensuite oasis awaits, complete with a tiled walk-in shower, his and hers sink, deep tub, and a walk-in closet. Two additional generously sized bedrooms and a main bathroom ensure ample space for the entire family, while the sizable bonus room above the garage provides endless possibilities for use. The finished basement is an added highlight, featuring a bar area for hosting, a rec room for leisure, and a bathroom set to be completed. Extra storage along with the utility room here as well. All infused with natural light from big windows. The double attached, finished and heated garage is bigger than most measuring 24x26. Other notable features include a new school just around the corner, a dedicated dog run in the back yard, a rear

deck with regal railing, and the convenience of on-demand hot water. With ample parking and storage, this home is designed to accommodate your every need.