



**11031 33 Avenue**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2151325**



**\$699,900**

<b>Division:</b>	Sunrise Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,424 sq.ft.	<b>Age:</b>	2017 (7 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	3.03 Acres		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	Holding Tank, Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	34-70-6-W6
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	CR-5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Quartz Counters		

**Inclusions:** N/A

New price! Minutes from Grande Prairie in Sunrise Estates!! Welcome to this gorgeous, fully developed 6-bedroom, 4-bathroom home. The large entryway leads into a spacious bright kitchen equipped with white cabinets, corner pantry, black stainless steel appliances, quartz countertops, and an island. The living room features a cozy fireplace, and there is a convenient 2-piece bathroom on the main floor. A large walk-in closet off the garage provides added storage, and the fully finished, heated garage offers comfort and convenience. The dining area opens onto a maintenance free deck overlooking 3 acres of land. Upstairs, you'll find ample space for a growing family, including a bonus room, 3 bedrooms, and a master bedroom with an ensuite that features his and her sinks, a soaker tub, a huge shower, and a laundry room. The basement offers a big family room, 2 additional bedrooms, and a 4-piece bathroom. This home is equipped with air conditioning and city water, ensuring comfort and convenience year round. With so many features, you must view it to truly appreciate all it has to offer!