

11333 59 Avenue
Grande Prairie, Alberta

MLS # A1240574



\$595,000

Division:	O'Brien Lake		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,840 sq.ft.	Age:	2014 (8 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, Pantry, Soaking Tub, Vaulted Ceiling(s)		

Inclusions: TV mounts (not tv's), blinds, garage door opener & remotes.

AWESOME LOCATION!! This fantastic 1840 sq ft modified bilevel with fully developed WAK OUT BASEMENT is backing onto trees and walking trail that leads to storm pond area in O'Brien Lake West. Tucked away - but just a short walk to the new French Immersion K-8 school opening Fall 2022! Large entryway with wide staircase leads up to a beautiful kitchen with granite counters, corner pantry, eating bar, and stainless appliances (including new dishwasher). Vaulted ceilings through entry, kitchen, spacious dining area and living room with gas fireplace. Large deck off the kitchen has views of the trees and walking path. 2 bedrooms, full bathroom and laundry room are also on the main floor. The primary bedroom upstairs features a walk in closet and 5pc ensuite - double sinks, walk in tile/glass shower, soaker tub. The walk out basement boasts tons of natural light and offers a bedroom, a full bathroom, an open rec area and family/living space with large fireplace/tv wall. (Could add wet bar along back wall if desired). Awesome covered private patio area at walk out - has concrete under deck. Large 2 car garage is heated. This home is the complete package!