

11333 59 Avenue
Grande Prairie, Alberta

MLS # A2239993



\$629,900

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|-----------|---|--------|-------------------|
| Division: | O'Brien Lake | | |
| Type: | Residential/House | | |
| Style: | Modified Bi-Level | | |
| Size: | 1,790 sq.ft. | Age: | 2014 (11 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behi | | |

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|-------------|--|------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full, Walk-Out To Grade | LLD: | - |
| Exterior: | Stone, Vinyl Siding | Zoning: | RG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Ceiling Fan(s), Closet Organizers, Jetted Tub, No Animal Home, No Smoking Home, Walk-In Closet(s) | | |

Inclusions: Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer, Window Coverings

Welcome to your next home in the heart of O'Brien Lake! This beautifully updated 4 bedroom, 3 bathroom modified bi-level has space, style, and comfort in all the right places. The main floor is wide open with soaring ceilings, big windows that flood the space with natural light, and a modern feel from top to bottom. The kitchen is fully equipped with stainless steel appliances and flows perfectly into the main living area, making it great for both everyday living and entertaining. The primary suite features a large ensuite with a walk in shower and relaxing soaker tub. Downstairs, you'll find a huge family room with walkout access the perfect spot for movie nights, a rec space, or extra room for the kids. Step outside and enjoy the peaceful backyard with no rear neighbors and direct access to the beautiful walking trails just a short stroll from the lake. This home is clean, well cared for, and move in ready. Don't miss your chance to call this beautiful home yours!