

**11954 79 Avenue  
Grande Prairie, Alberta**

**MLS # A2227871**



**\$559,000**

<b>Division:</b>	Kensington		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,664 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Creek/River/Stream/Pond		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features		

**Inclusions:** 220 volt in garage

Come see this Pinterest-worthy home that checks all the boxes—style, space, and a quiet, family-friendly location in Kensington Estates. This impressive modified bi-level is in mint condition, feels like new, and is absolutely drenched in natural light. The main level features a bright open-concept layout with a modern fireplace feature and oversized windows that flood the space with sunshine. The kitchen is a baker's dream, offering a quartz breakfast bar with extra storage, an abundance of counter space, a corner pantry, and a sink overlooking the backyard. Whether you're prepping weeknight dinners or baking for the holidays, this kitchen has room for it all. Two spacious bedrooms are located on the main floor, including one with a walk-in closet, and are separated by a full 4-piece bathroom. Upstairs, the private primary suite offers a huge walk-in closet and a relaxing 5-piece ensuite with double sinks, soaker tub, and separate shower. Additional highlights include: Air conditioning for year-round comfort Oversized triple heated garage (27' x 26' x 6') with rear yard access Laundry room conveniently located off the front foyer Pond views from the back deck—ideal for relaxing summer evenings Fully fenced yard with gate Basement is open for future development Located on a quiet street in one of Grande Prairie's most sought-after neighbourhoods, this home is the perfect blend of form and function. A must-see. Contact your favourite agent today to view!!