

**11901 79 Avenue
Grande Prairie, Alberta**

MLS # A2342792

\$683,395



Division:	Kensington		
Type:	Residential/House		
Style:	Attached-Up/Down, Bi-Level		
Size:	1,315 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	4
Garage:	Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Walk-In Closet(s)		

Inclusions: GDO w. Controls and Real Property Report. Grande Built Homes 1yr Builders Warranty. Alberta New Home Warranty 2yr Supply and Distribution Systems, 5yr Building Envelope, 10 yr structural \$5000 appliance allowance

The Doris Job 251- Brand new build by Grande Built Homes, with a legal 2-bedroom secondary suite — 2,619 sq ft of finished living space over two levels, plus an oversized attached garage. The main floor offers 1,315 sq ft with three bedrooms, two full baths, and an open living, dining and kitchen space anchored by a large island. The rear deck is off the dining area. Downstairs, a self-contained 961 sq ft suite with its own private entrance, full kitchen and dining, living room, two bedrooms and two baths — ideal for a mortgage helper with rent or extended family. Parking is a standout: a 24' x 20' double bay plus a separate single bay with its own overhead door, 761 sq ft total garage space. Kensington Estates is its own quiet pocket of the west end — paved walking paths, multiple ponds and greenspaces, and a community playground. Minutes to the Eastlink Centre, Costco and the airport, with quick highway access when you need it.