

**11242 59 Avenue
Grande Prairie, Alberta**

MLS # A2345941



\$669,900

Division:	O'Brien Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,871 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Interior Lot, Low Maintenance Landscape, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Recessed Lighting, Walk-In Closet(s)		
Inclusions:	Garage heater, central A/C, 10'x8' shed		

Welcome home to this beautifully maintained 2-storey in sought-after O'Brien Lake! Offering 1,871 sq. ft. of finished living space, this impressive home features 4 bedrooms and 3.5 bathrooms, with thoughtful design and plenty of room for the whole family. The main floor boasts a bright, open-concept layout with a well-appointed kitchen featuring granite countertops, a walk-through pantry, and ample cabinetry. The spacious living areas create the perfect setting for both entertaining and family life. Upstairs, you'll find a generous bonus room, along with comfortable bedrooms, and laundry, including a well-appointed primary suite. The fully developed basement provides even more living space and flexibility. Enjoy the convenience of a heated 3-car garage in the winter and the comfort of central A/C throughout the warmer months. Immaculate, spacious, move-in ready, on a quiet dead end street, close to schools, walking trails, and the list goes on —this O'Brien Lake home is one you won't want to miss!