

**11345 59 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2213208**



**\$599,900**

<b>Division:</b>	O'Brien Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,206 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Landscaped, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows

**Inclusions:** Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings, Garage door openers.

Welcome to this stunning 2,206 sqft family home, now available on the market! This beautifully finished residence features 5 spacious bedrooms and 3.5 bathrooms, making it an ideal setup for families. With three generous living areas, there's plenty of room for everyone to relax and enjoy. If you love to entertain, you'll appreciate the impressive 10-foot island, perfect for hosting large gatherings. The calming color palette throughout creates a refreshing atmosphere to unwind in after a long day. The master bedroom serves as a serene retreat for parents, complete with a spa-like ensuite featuring a luxurious tiled shower and a deep soaking tub. Additional highlights include on-demand hot water, a convenient dog run, and ample parking. The heated triple-car garage adds practicality, while the south-facing backyard with no rear neighbors offers privacy and sunshine—truly the icing on the cake! Don't miss your chance to make this exceptional property your new home!