

11926 79 Avenue  
Grande Prairie, Alberta

MLS # A2164845



## \$509,900

<b>Division:</b>	Kensington		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,507 sq.ft.	<b>Age:</b>	2020 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	City Lot, Landscaped		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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>	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Stone Counters		

**Inclusions:** blinds

Located in the desirable Kensington Estates on the west end of Grande Prairie, this 2020 modified bi-level home offers a perfect balance of modern design and convenience. With 1507 sq ft of thoughtfully designed living space, the main floor boasts two generously sized bedrooms and a sleek 4-piece bathroom. The heart of the home is the open-concept living room and kitchen, where beautiful stone countertops, ample cabinet space, and a corner pantry make cooking a delight. The living room's fireplace, paired with built-in shelving, adds warmth and style to the space, making it an inviting place to relax. Upstairs, the private primary suite awaits, complete with a spa-like ensuite featuring a soaker tub, tile shower, and a spacious walk-in closet with natural light. The undeveloped basement provides a blank canvas for your future plans—whether it's additional living space, a recreation room, or more. The outdoor space is just as impressive, with a fully landscaped and fenced yard, large deck for entertaining, and a heated double-attached garage. Nestled in a friendly neighborhood with walking trails, water features, green spaces, and a playground nearby, this home is also close to Costco and the Eastlink Rec Centre, making it the perfect location for those who value convenience and community. Ready for its next owners, this home is a must-see!