

11910 79 Avenue  
Grande Prairie, Alberta

MLS # A2165692



## \$599,000

<b>Division:</b>	Kensington		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Modified Bi-Level, Up/Down		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	2020 (4 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	City Lot, Lawn, Landscaped		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<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, Closet Organizers, Kitchen Island, Pantry, Separate Entrance, Stone Counters, Storage, Walk-In Closet(s)		

**Inclusions:** n/a

This exceptional legal-suited home in Kensington Estates offers both style and function, along with a fantastic opportunity for mortgage assistance with its fully finished basement suite. The upper unit features a spacious open-concept layout, highlighted by a beautiful stone fireplace as the focal point in the living room. The kitchen is equipped with stone countertops, a large center island with bar seating, a full corner pantry, and modern stainless steel appliances, making it perfect for both everyday living and entertaining. The primary suite is located on the second level, complete with a luxurious ensuite, a large walk-in closet, and a second closet for added convenience. Also on the second level is a versatile bonus room, ideal for a home office, playroom, or additional lounge space. The heated garage means you can keep your car warm and toasty all winter long. The expansive deck provide ample space for outdoor enjoyment, while the fully fenced and landscaped yard is perfect for families and pets alike. The bright and airy basement suite features large above-ground windows that fill the space with natural light. This unit offers an open-concept living area, a modern kitchen with a center island and stainless steel appliances, private laundry, and two spacious bedrooms, each with walk-in closets. The basement suite also has its own heated single-car garage and access to a private yard space. Move-in ready with stylish finishes throughout, this home includes vaulted ceilings, custom railing, and a gas line on the deck for easy barbecuing. With its combination of comfort, convenience, and income-generating potential, this property is ideal for homeowners seeking multi-generational living or a smart investment opportunity.