



11925 79 Avenue
Grande Prairie, Alberta

MLS # A1001091



\$473,800

Division:	Kensington.		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,493 sq.ft.	Age:	2020 (0 yrs old)
Beds:	3	Baths:	2
Garage:	Attached, Attached Garage		
Lot Size:	0.11 Acre		
Lot Feat:	No Neighbours Behind, Street Lighting, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 0
Basement:	Unfinished, Walk-Out	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RR
Foundation:	Concrete	Utilities:	-

Features: High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Stone Counters, Tankless Hot Water, Walk-In Closet(s)

Inclusions: \$5000 appliance allowance, 14' x 12' Back Deck, 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, 10yr Structural.

"The General” plan by Grande Built Homes. This home has a walkout basement and is backing onto a future pond with SE exposure. A fantastic lot in the new Kensington community. Upon entering the home you are greeted with high open ceilings. The front foyer has a coat closet and access to a very handy laundry room. The kitchen which features a corner pantry, quartz breakfast bar with built-in cabinetry, and vaulted ceilings. Additionally, the main floor offers 2 big bedrooms which are separated by a full bath. Upstairs is the master suite generally everyone is searching for. The closet is every woman's dream. The master bedroom is large and highlights a super trendy feature wall. Lastly, the master ensuite bath offers his-and-hers sinks, freestanding tub and a spa like walk-in shower. Additional features include a \$5,000 appliance allowance and a 12’ x 14’ raised back deck. Seller is related to the REALTOR®.