



JAMES DEWHURST

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**11246 59 Avenue
Grande Prairie, Alberta**

MLS # A1006937



\$499,900

Division:	O'Brien Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,943 sq.ft.	Age:	2015 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached, Triple Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Cul-De-Sac, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Asphalt, Concrete, Exterior Walls 2'x6', Glass, Vinyl Siding	Zoning:	RG
Foundation:	Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: -

Wow! This gorgeous Iron Ring Home is steps away from O'Brien Lake on the south side and boast a gorgeous open floor plan. As soon as you drive onto the street you know you're at home. Pull into the drive way or your triple car garage, walk into your wide entrance way or through the walk through pantry and into your upgraded kitchen with granite counter tops and upgraded stainless steel appliances. Nice open concept here with your dining space and living room featuring a fireplace and large mantel/TV area. Walkout onto your back deck and take a look at the massive yard with gravel under your deck and on the side of the house ready for a dog run. Head on back into the house and head upstairs and stop off first at the Massive Master Bedroom, the plan has this as a Master Bedroom and Nook. The would be perfect for the family expecting a new born or that couple that would like the extra space. Awesome Ensuite with his and her sinks and of course the walk in closet. Head down to the other two bedrooms, additional four piece main bath, upstairs laundry or large bonus room. Downstairs is currently unspoiled but large enough for two additional bedrooms with bathroom and living room. This is truly a treat, come check it out today!