

**11922 79 Avenue
Grande Prairie, Alberta**

MLS # A2180849



\$519,900

Division:	Kensington		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,562 sq.ft.	Age:	2020 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped		

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

Features: Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Sump Pump(s), Tankless Hot Water

Inclusions: Aprox. 15x15 brick firepit area, Black railing for back deck, Black shelving & Metal workbench in Garage, Electric Garage Heater.

Welcome to Kensington Estates, a serene and inviting neighborhood perfect for families of all lifestyles. This master-planned community boasts numerous green spaces, a sprawling natural park with scenic walking trails, a designated school site, and a charming, traditional neighborhood atmosphere. This stunning 2-storey family home features a stylish kitchen designed for both functionality and aesthetics, complete with an expansive 10-foot island with an eating bar, built-in shelving above the coffee bar, Frigidaire appliances including a gas stove, a pantry, and elegant stone countertops. The main level showcases an open floor plan with soaring ceilings and a cozy gas fireplace, creating an inviting space for family gatherings. With four generously-sized bedrooms and three and a half baths, this home offers the perfect layout with no wasted space. The master bedroom easily accommodates a king-sized bed and includes a thoughtfully designed ensuite bathroom and a spacious walk-in closet. Conveniently located on the main floor, the laundry room adds to the home's practicality, while a 14'x12' raised deck off the dining area, complete with gas hookups, provides an ideal spot for outdoor entertaining. Built with exceptional integrity and a focus on energy efficiency, this home features key amenities that save you money, including LED lighting, partially spray foam insulation, a Navien hot water on demand system, a high-efficiency furnace, and low-E argon windows. The fully fenced and landscaped backyard enhances your outdoor experience, featuring an approximately 15x15 brick fire pit area perfect for cozy evenings. Here, community values blend seamlessly with urban sophistication, making this home a true gem in Kensington Estates. Call today to book your showing!