

**11946 79 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2299296**



**\$524,900**

<b>Division:</b>	Kensington		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,408 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Smoking Home, Pantry		

**Inclusions:** N/A

Welcome to this stunning 2020 modified bi-level located in the highly sought-after community of Kensington Estates in Grande Prairie. Offering 1,408 sq ft of thoughtfully designed living space, this home combines modern style, functionality, and comfort in one exceptional package. Featuring 4 bedrooms and 3 bathrooms, this home is finished with high-end materials and attention to detail throughout. The open-concept main floor showcases granite countertops, stainless steel appliances, and a beautiful blend of tile, carpet, and vinyl plank flooring. The spacious kitchen flows seamlessly into the living and dining areas, making it perfect for both everyday living and entertaining. The fully developed basement adds valuable living space and is nearly complete, requiring only final bathroom touches including flooring, tub, toilet, and vanity to be fully finished to your preference. Step outside to enjoy the landscaped front and back yards, complete with a deck and firepit area—ideal for relaxing evenings or hosting friends and family. The attached heated double garage provides convenience and comfort year-round. Additional features include plumbing already in place for a future air conditioning unit, offering an easy upgrade for added comfort. Situated in one of Grande Prairie’s most desirable neighbourhoods, this home offers a perfect balance of style, space, and location. Don’t miss your opportunity to own in Kensington Estates—book your showing today.