

# \$559,000 - 11954 79 Avenue, Grande Prairie

MLS® #A2227871

**\$559,000**

3 Bedroom, 2.00 Bathroom, 1,664 sqft

Residential on 0.12 Acres

Kensington., Grande Prairie, Alberta

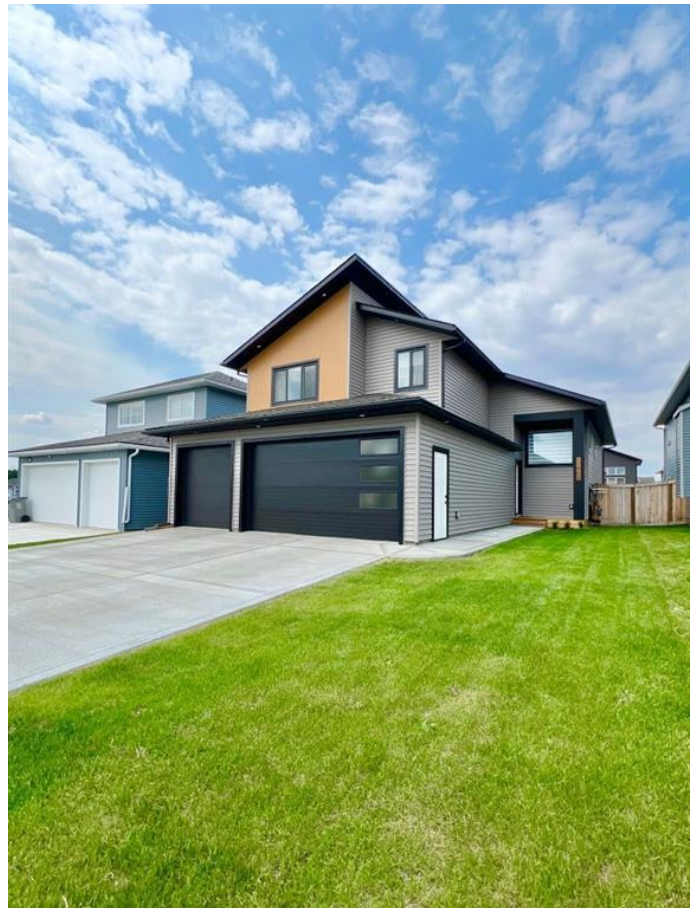
Come see this Pinterest-worthy home that checks all the boxes—style, space, and a quiet, family-friendly location in Kensington Estates. This impressive modified bi-level is in mint condition, feels like new, and is absolutely drenched in natural light.

The main level features a bright open-concept layout with a modern fireplace feature and oversized windows that flood the space with sunshine. The kitchen is a baker's dream, offering a quartz breakfast bar with extra storage, an abundance of counter space, a corner pantry, and a sink overlooking the backyard. Whether you're prepping weeknight dinners or baking for the holidays, this kitchen has room for it all.

Two spacious bedrooms are located on the main floor, including one with a walk-in closet, and are separated by a full 4-piece bathroom. Upstairs, the private primary suite offers a huge walk-in closet and a relaxing 5-piece ensuite with double sinks, soaker tub, and separate shower.

Additional highlights include:

Air conditioning for year-round comfort  
Oversized triple heated garage (27' x 26'6") with rear yard access  
Laundry room conveniently located off the front foyer  
Pond views from the back deck—ideal for



relaxing summer evenings  
Fully fenced yard with gate  
Basement is open for future development  
Located on a quiet street in one of Grande  
Prairie's most sought-after  
neighbourhoods, this home is the perfect  
blend of form and function. A must-see.  
Contact your favourite agent today to view!!

Built in 2021

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2227871          |
| Price          | \$559,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,664             |
| Acres          | 0.12              |
| Year Built     | 2021              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | Modified Bi-Level |
| Status         | Active            |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 11954 79 Avenue |
| Subdivision | Kensington.     |
| City        | Grande Prairie  |
| County      | Grande Prairie  |
| Province    | Alberta         |
| Postal Code | T8W0M6          |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 5                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features   |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Range, Washer/Dryer |
| Heating           | Fireplace(s), Forced Air  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

## Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Balcony                 |
| Lot Description   | Creek/River/Stream/Pond |
| Roof              | Asphalt Shingle         |
| Construction      | Mixed                   |
| Foundation        | Poured Concrete         |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 18             |
| Zoning         | RG             |

## Listing Details

|                |   |
|----------------|---|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|---|

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