

11318 63 Avenue  
Grande Prairie, Alberta

MLS # A1210396



**\$579,900**

<b>Division:</b>	O'Brien Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,768 sq.ft.	<b>Age:</b>	2022 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Cul-De-Sac		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Pantry, Soaking Tub, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Front Sod

Devonshire Homes- The Cambridge is a 1768 sq.ft modified bilevel in O'Brien Lake close to new French Immersion school. Walk into a spacious foyer with large closet. Main floor boasts large kitchen with quartz counters, corner pantry & eating bar, nice sized dining area & huge living room with a gas fireplace. Laundry room, 2 bedrooms & full bathroom on main floor as well. Master bedroom over the garage has a walk in closet & 5 piece ensuite with soaker tub, shower & double sinks. Front sod included!