

**11325 63 Avenue**  
**Grande Prairie, Alberta**
**MLS # A2064027**

**\$569,900**

<b>Division:</b>	O'Brien Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,229 sq.ft.	<b>Age:</b>	2021 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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>	See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** N/A

KCM Construction - The Dorset in O'Brien Lake West - 2229 sf two storey near the new O'Brien Lake French Immersion school. Large foyer with closet and double french doors to front office/den. Beautiful open kitchen, dining & great room. Kitchen boasts a corner pantry and island, dining nook with patio door to future deck, & the great room has a gas fireplace. Garage entrance has bench with cubbies, hooks & shelf. 2nd floor features huge bonus room over the garage, laundry room with upper cabinets & counter, 2 kids rooms and full bath as well as the master bedroom with walk in closet & beautiful 5 piece ensuite with free standing soaker tub and separate shower. This is one of KCM's most popular floor plans. Book your showing today!