



GRASSROOTS
REALTY GROUP

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11053 66 Avenue
Grande Prairie, Alberta

MLS # A2215105



\$529,900

Division:	O'Brien Lake		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,503 sq.ft.	Age:	2005 (20 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, RV Access/Parking, RV Gated		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, Separate Entrance, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

Welcome to this BEAUTIFULLY UPDATED 5-bedroom, 3-bathroom home with WALK-OUT BASEMENT, located in the highly desirable family-friendly neighborhood of O'Brien Lake equipped with CENTRAL AIR CONDITIONING for the warm summer months ahead. Thoughtfully renovated with modern touches throughout, this home combines comfort, style, and functionality in a layout perfect for growing families or those who love to entertain. Step inside to discover stunning NEW VINYL PLANK FLOORING, FRESH PAINT, AND AN OPEN-CONCEPT MAIN FLOOR that feels bright and airy under vaulted ceilings. The NEWLY RENOVATED KITCHEN is the heart of the home, featuring crisp white cabinetry, quartz countertops, a modern tile backsplash, stainless steel appliances, a corner pantry, and stylish floating shelves—ideal for showcasing your favorite pieces. A sleek black double sink overlooks the backyard, with easy access to the full-length deck that spans the back of the home. The INVITING LIVING ROOM centers around a cozy natural gas fireplace, framed by a custom feature wall and accented with designer lighting—creating the perfect space for family movie nights or hosting friends. Enjoy the convenience of a MAIN-FLOOR PRIMARY SUITE complete with a walk-in closet and luxurious 5-piece ensuite, including a jetted tub for relaxing evenings. Two additional bedrooms are located above the garage, along with a full 4-piece bathroom, offering a private space for kids or guests. Downstairs, the BRIGHT WALK-OUT BASEMENT offers even more space with two generously sized bedrooms, another updated full bathroom, a laundry room, and a large family room with a charming wood-burning fireplace. The walk-out leads to a concrete patio—perfect for a hot tub or backyard lounge setup. The FULL FENCED BACKYARD

offers RV PARKING with double gated access, while the heated double garage includes two man-doors for easy entry from both the front and back. This home is a fantastic find in O'Brien Lake—modern, spacious, and move-in ready. Don't miss your chance to make it yours. Contact your favorite realtor today to schedule a private tour!