



**GRASSROOTS**  
REALTY GROUP

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**10942 O'Brien Lake Crescent**  
**Grande Prairie, Alberta**

**MLS # A2222944**



**\$499,900**

<b>Division:</b>	O'Brien Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,508 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, See Re		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, High Ceilings, Laminate Counters, See Remarks		

**Inclusions:** NA

This 1508 sq. ft. modified bilevel is ready to dazzle! Nestled in a serene loop in the south end of O'Brien Lake Subdivision just a hop, skip, and jump from a playground and park, and the new Louis Reil French Catholic Elementary School! Bathed in light with high ceilings, the open-concept kitchen is ready for a large family and features lots of storage and counter space, stainless steel appliances, a corner pantry, and an eating bar that flows into a large dining space. Get together in the living room that has a cozy gas fireplace for chilly nights and AC for sizzling summers. New carpet and paint (2024) have given the main floor a fresh update. Two bedrooms and a full bath rest on the main level, while a few steps up, you'll find the primary suite with his and her closets, a dreamy ensuite boasting double sinks, a jet tub, and a separate shower. Venture downstairs to the bright basement with its 9 ft ceilings, where the 4th and 5th bedrooms allow the sunlight in from big windows, alongside a generous rec room, the 3rd full bath and the laundry area with a new washer/dryer (2024). Other updates include a hot water tank in 2024, and sliding glass doors in 2025. Soak up the sun on the massive glass-paneled deck leading to a yard with a scenic walking path around the lake and gas line ready for grilling! If a roomy home in a fabulous neighborhood is on your wish list, this could be it!