



**GRASSROOTS**  
REALTY GROUP

**587-777-7276**  
yuri@grassrootsrealtygroup.ca

**11109 O'Brien Lake Drive**  
**Grande Prairie, Alberta**

**MLS # A2227731**



**\$460,000**

<b>Division:</b>	O'Brien Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,218 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Separate/Exterior Entry, Full, Suite, Walk-Out To Grade
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Kitchen Island, Pantry, See Remarks, Storage, Sump Pump(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	RS
<b>Utilities:</b>	-

**Inclusions:** All Appliance (Up and downstairs)

Welcome to 11109 O'Brien Lake Drive &ndash; a beautifully maintained home nestled in one of the city's most sought-after neighborhoods. With 5 spacious bedrooms and 3 full bathrooms, this property offers the perfect blend of functionality and comfort for growing families or buyers looking to have a mortgage helper in the basement! Upstairs, you'll find three generously sized bedrooms, including a bright and airy Master bedroom, complete with a private ensuite. The main floor also features a well-appointed bathroom and an open-concept living area ideal for entertaining or relaxing with loved ones. Downstairs, the fully finished walkout basement adds incredible value and flexibility, featuring 2 additional bedrooms, a full bathroom, and a brand new, modern kitchen&mdash;perfect for guests, in-laws, or potential rental income. The home features a heated garage for those cold GP winters and AC for the summer heatwaves! Large windows and walkout access bring in natural light and provide seamless indoor-outdoor living. Located close to parks, schools, and all amenities, this home offers everything you need in a prime location. Don&rsquo;t miss your opportunity to own this versatile and beautifully updated property in O'Brien Lake. Call your trusted realtor TODAY!