



**GRASSROOTS**  
REALTY GROUP

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

**10909 65 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2227955**



**\$619,900**

<b>Division:</b>	O'Brien Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,901 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Heated Garage, Multiple Driveway		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Lake, Many Trees, No Neighbours Behind, Street		

<b>Heating:</b>	Fireplace(s), Floor Furnace, Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Hardwood, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Silent Floor Joists, Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Kitchen Island

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

**Inclusions:** Shed

Lovely 2 Storey fully developed home in O'Brien Lake subdivision BACKING ONTO THE LAKE. This home is extremely well kept & offers development on 3 levels: features a walk out basement (could be used as a suite-it is all ready for this), spacious bonus room located on the top floor, heated garage, secure RV Parking, beautiful paving stone steps, awesome backyard! When you walk in the front door the view opens to the whole house & out to the view of the Lake. The living room has a gas fireplace, hardwood floors & offers lots of room for seating your family & friends. The kitchen offers tons of counter & cabinet space, an island, and a pantry. Down a few steps there is a guest bathroom, a laundry room & porch area with access to the finished heated garage. The upper floor has the master suite which has a really LARGE bedroom & 5 pc. ensuite, 2 more nice sized bedrooms, the 4pc main bathroom & the Bonus Family room. The basement has been developed to use as a suite if you would like or just enjoy the kitchenette area for entertaining. The basement family room has large windows that look out into the yard which makes it not feel like a basement at all. The 4th bedroom & 3 pc. bathroom finish off the basement area. The basement has a separate laundry facility as well. It is nice to walk right out from the basement back entrance into the private south facing fenced backyard to enjoy gardening or use the gate to get on the amazing walking paths. This is a wonderful home that has been well cared for & is ready for the next owner to love it!!