



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

11029 67 Avenue
Grande Prairie, Alberta

MLS # A2241854



\$399,900

Division:	O'Brien Lake		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,295 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry		

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Garage Door Opener & Controls, Garage Heater (as is)

Welcome to this inviting bi-level home located in the desirable community of O'Brien Lake close to schools, shopping and more! The main floor features a bright and spacious living room filled with natural sunlight, a well-appointed kitchen with an abundance of cabinets, a central island, pantry, and plenty of natural light. The dining area offers access to the back deck, perfect for outdoor entertaining. The main floor also includes a comfortable primary bedroom with a private ensuite and walk in closet, two additional bedrooms, and a full bathroom. Outside, you'll find a fully fenced and landscaped yard, ideal for kids, pets, or relaxing evenings. A double attached garage provides plenty of space for parking and storage. The basement is undeveloped, offering endless potential to create the space that suits your needs. This home is move-in ready and located in a fantastic family-friendly neighbourhood! Book your showing today!