



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

11162 O'Brien Lake Drive
Grande Prairie, Alberta

MLS # A2276991



\$549,900

Division:	O'Brien Lake		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,641 sq.ft.	Age:	2012 (14 yrs old)
Beds:	5	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Kitchen Island, No Smoking Home, Sump Pump(s), Vinyl Windows		

Inclusions: N/A

Located in the sought-after O'Brien Lake neighborhood, this impressive home offers the perfect blend of space, comfort, and high-end features with 5 bedrooms, 3 bathrooms, and a fully developed basement ideal for family living or entertaining. The heated triple car garage is equipped with hot and cold water, while built-in surround sound runs throughout the home for an elevated living experience. The heart of the home is the spacious kitchen featuring a large island, gas range stove, and direct access to the deck with natural gas hookup for your BBQ. The primary suite is a true retreat with a 4-piece en suite showcasing a corner jet tub and a walk-in closet. Outside, enjoy a concrete landing off the back man door, a dedicated dog run, and waterproofed storage neatly tucked under the deck, offering practical and well-thought-out extras that make this home stand out.