



GRASSROOTS
REALTY GROUP

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11102 67 Avenue
Grande Prairie, Alberta

MLS # A2283980



\$480,000

Division:	O'Brien Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,666 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.28 Acre		
Lot Feat:	Corner Lot		

Heating: Forced Air, Natural Gas

Floors: Ceramic Tile, Hardwood, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Central Vacuum, Pantry

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RS

Utilities: -

Inclusions: Shed, Steps for back garage door

Located on a quiet street in O'Brien Lake, one of Grande Prairie's most desirable neighbourhoods. This spacious 2-storey home offers the perfect blend of space, location, and functionality. Set on a massive pie-shaped lot with a park directly across the street, the setting truly stands out. Whether it's watching the kids play, enjoying evening walks, or simply appreciating the open view, this location offers both space and community. Inside, the layout is designed for comfortable family living. The second floor features 3 large bedrooms including a primary suite with attached bathroom and walk in closet as well as The large bonus room above the garage that provides a flexible second living space, while the fully developed basement adds even more room to grow or entertain. Fresh paint throughout gives the home a clean, move-in-ready feel. Complete with a finished 24' x 24.5' garage, this is a home that fits nearly every stage of life, in a location that's hard to beat.