



10945 65 Avenue  
Grande Prairie, Alberta

MLS # A2305482



**\$699,900**

<b>Division:</b>	O'Brien Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,848 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Lake, Landscaped, Lawn, No Neighbours Bel		

<b>Heating:</b>	Central, Fireplace(s), Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Laminate Counters, No Smoking Home, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

Lakefront living in O'Brien Lake. This exceptional two-storey home offers stunning water views and direct access to scenic walking trails right from your backyard. Located in one of the city's most desirable neighbourhoods, you're just minutes from the Eastlink Centre, schools, shopping, and dining. Inside, you'll find a well-designed layout that blends everyday function with comfortable living. The main floor includes a practical entry space with laundry, and a convenient pantry that flows seamlessly into the kitchen. The kitchen is built for both daily life and entertaining, featuring generous cabinetry, updated finishes, and a sit-up island. The adjoining living area is filled with natural light from large windows that perfectly frame the lake, creating a warm and inviting space complete with a gas fireplace and rich wood flooring. Upstairs, the primary bedroom serves as a private retreat with a walk-in closet, ensuite, and beautiful views overlooking the water. Two additional bedrooms and a full bathroom provide plenty of space for family or guests. The fully developed walk-out basement adds even more versatility, offering a spacious recreation area, a fourth bedroom, a full bathroom, and direct access to the backyard. Enjoy both upper and lower outdoor areas - ideal for relaxing or entertaining while taking in the peaceful setting. With over 2,750 sq ft of developed living space, a triple heated garage, and a location surrounded by parks and green space, this property delivers the perfect balance of lifestyle and convenience. Recent updates include: Newly insulated, fully finished and brand new heater installed in the garage, new windows in the kitchen and primary bedroom - that overlook the lake - and a brand new washer and dryer. Opportunities like this don't come up often - secure your place on the lake.