



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

11310 62 Avenue
Grande Prairie, Alberta

MLS # A2306850



\$619,000

Division:	O'Brien Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,995 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	City Lot		

Heating:	Forced Air
Floors:	Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Bar

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RG
Utilities:	-

Inclusions: None

ELEVATED FAMILY LIVING IN O'BRIEN LAKE Ideally located just half a block from École Catholique Louis Riel (Pre-K–Grade 9) and playground, this beautifully designed 2-storey offers a refined blend of space, comfort, and modern style. The main floor welcomes you with a bright, open-concept layout, finished with quartz countertops, designer cabinetry, and light wood flooring, creating a timeless, upscale feel. A convenient half bath and main floor laundry add everyday functionality without compromising design. Upstairs features 3 bedrooms, highlighted by an exceptionally spacious primary suite—a true retreat—complete with a 5-piece ensuite showcasing a soaker tub and double vanity. A standout feature of the home is the expansive bonus room above the heated garage, offering a versatile space for a media lounge, playroom, or elevated family living area. The fully developed basement continues the home's thoughtful design, featuring finished flooring, a dry bar, and a dedicated room currently used for storage that is plumbed for a future bathroom. There is also space to easily add an additional bedroom, making this level ideal for customization. Outside, enjoy a fully fenced and landscaped yard with a dog run, along with a long driveway providing ample parking. This home offers a polished, move-in-ready experience with the flexibility to grow—perfectly positioned in one of Grande Prairie's most desirable neighbourhoods.