



10926 O'brien Lake Crescent  
Grande Prairie, Alberta

MLS # A2308084



**\$649,900**

<b>Division:</b>	O'Brien Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,900 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Quad or More Attached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Landscaped, Lawn, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, See Remarks	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, No Smoking Home, Pantry, See Remarks		

**Inclusions:** Shed, GDO and Controls, theatre system components, theatre room furniture, 3 wall mounts, window coverings & rods

No REAR neighbors! This lovely home backs onto a scenic walking trail and lake, the home features a stunning open-concept floor plan with a spacious entryway. The kitchen offers a large island and pantry, flowing seamlessly into the inviting living room with a cozy fireplace. Upstairs, you'll find a generous bonus room and a spacious primary bedroom complete with a gorgeous ensuite featuring a relaxing soaker tub. The landscaped backyard is perfect for entertaining, with a dedicated firepit area and a large deck ideal for BBQs and outdoor gatherings.