



11046 66 Avenue
Grande Prairie, Alberta

MLS # A2309882



\$489,900

Division:	O'Brien Lake		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,165 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n.a

Located in the highly desirable community of O'Brien Lake, this 4-level split offers an impressive blend of space, functionality, and comfort with 4 bedrooms, 3 bathrooms, and over 2,800 sq. ft. of fully developed living space designed for today's family lifestyle. The main level features a bright and inviting open-concept layout highlighted by stunning two-tone maple cabinetry, a large island with eating bar, corner pantry, and an expansive dining area enhanced by a striking glass wall feature overlooking the third level — creating a unique sense of openness and architectural character throughout the home. Step outside to enjoy the spacious rear deck complete with aluminum railing and a convenient gas line for your BBQ, making it the perfect setup for summer entertaining or relaxing evenings outdoors. Upstairs you'll find a oversized primary bedroom offering double closets and a full private ensuite, two additional rooms and another bathroom. The third level showcases impressive 9-foot ceilings, a generous family room ideal for movie nights or entertaining, an additional bedroom, and a full bathroom with integrated laundry for added convenience. The fully developed fourth level provides exceptional flexibility with plenty of space for a games room, home office, gym, kids' playroom, or additional recreation area. Additional features include, newer roof, a heated and insulated garage, upgraded aggregate stone driveway and 5-foot walkway, central air conditioning for year-round comfort, and exceptional curb appeal. Perfectly situated on the city's sought-after southwest side, this home is just minutes from schools, shopping, walking trails, and the Eastlink Centre recreation facility. Possession available for early July perfect to get situated for the new school season! Book a viewing with your REALTOR today!