



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

11113 66A Avenue
Grande Prairie, Alberta

MLS # A2311596



\$479,900

Division:	O'Brien Lake		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,665 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: n/a

Welcome home - This modified bi-level is located in sought-after O'Brien Lake. Ideally situated in a quiet loop across from a large park and green space, this spacious open-concept home features hardwood flooring, stainless steel appliances, 3 large bedrooms plus a large office/4th bedroom, and a layout perfect for entertaining. The standout primary suite offers a spa-like ensuite with double sinks, a stand-up shower, and a large jetted tub. Enjoy summer evenings on the patio off the dining room, while the undeveloped walkout basement provides endless potential for future living space with large windows. With 1,665 sqft above grade and an unbeatable location, this home is a must-see. ** This home has been virtually staged to protect tenants privacy