



**GRASSROOTS**

REALTY GROUP

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11334 62 Avenue  
Grande Prairie, Alberta

MLS # A2316239



**\$637,900**

<b>Division:</b>	O'Brien Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,824 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, RV Access/Parking		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<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, Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Kitchen Island, Quartz Counters		

**Inclusions:** N/A

AMAZING fully developed 2-storey home located in O'Brien Lake!!! Offering 5 bedrooms & 3 1/2 bathrooms, and on a large corner lot. The kitchen offers quartz countertops, tile backsplash, a large island, a corner pantry, and stainless steel appliances. The dining area leads out to a gorgeous deck. The living room has a cozy gas fireplace. There is a half bathroom and a laundry room on the main floor. Upstairs features the primary suite with a walk-in closet and 5 piece ensuite with a double vanity, a large jetted tub, and a separate shower. A bonus/media room, bedrooms 2 & 3, and a full bathroom on the upper level. The basement has a family room, an additional flex area, bedrooms 4 & 5, and another full bathroom. The heated 24x24 garage is finished. The backyard is fenced, landscaped, and has some trees. There is also a gravel pad for RV parking. This home is close to schools, walking trails, and a great family neighbourhood. Don't miss out and book your showing today!!!