



GRASSROOTS
REALTY GROUP

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10934 67 Avenue
Grande Prairie, Alberta

MLS # A2333102



\$485,900

Division:	O'Brien Lake		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,129 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Landscaped		

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

Inclusions: Refrigerator, Stove, Dishwasher, Washer, Dryer

Welcome to this beautifully maintained fully developed bi-level with a heated double attached garage in the highly sought-after community of O'Brien Lake! Backing onto no rear neighbours, this home offers the perfect combination of privacy, functionality, and modern updates. Step inside to a welcoming entryway featuring a unique sunken living room, creating a warm and inviting space to relax or entertain. Upstairs, the bright and spacious kitchen showcases resurfaced cabinetry (2021), quartz countertops, new backsplash, a functional dining area, and convenient access to the backyard, ideal for indoor-outdoor living. The primary suite offers a walk-in closet and a private 3-piece ensuite, while two additional bedrooms and a full bathroom complete the upper level. The fully developed basement provides even more living space with a cozy gas fireplace, a partial wet bar with an island for entertaining, a fourth bedroom, and laundry. Outside, you'll love the fully fenced and landscaped backyard featuring a two-tier deck, RV parking, and no rear neighbours for added privacy. The hot tub has been removed, but the concrete pad and hookups remain, making it easy to add one back if desired. Enjoy peace of mind with numerous recent upgrades, including a new roof (2019), fresh paint (2020), resurfaced kitchen cupboards (2021), flooring (2021), hot water tank (2021), and a new front door plus two windows (2026). This move-in ready home offers an exceptional location, thoughtful updates, and plenty of space for the whole family. Don't miss your opportunity to make this O'Brien Lake gem your next home! Book your showing today!