



GRASSROOTS
REALTY GROUP

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10821 60A Avenue
Grande Prairie, Alberta

MLS # A2334817



\$659,900

Division:	O'Brien Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,758 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.25 Acre		
Lot Feat:	Cul-De-Sac, Dog Run Fenced In, Gazebo, Irregular Lot, Landscaped, No Neig		

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

Features: Bar, Double Vanity, French Door, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Inclusions: FRIDGE, STOVE, RANGE HOOD, MICROWAVE, DISHWASHER, WASHER/DRYER, BLINDS, GARAGE HEATER, GARAGE DOOR OPENER & REMOTES, 2 SHEDS, FIRE PIT

Home just got sweeter. A gorgeous family home with triple car garage, situated on a massive pie shaped lot in the desirable O'Brien Lake community! You have to see this lot to really appreciate its size. Well planned out with 2 large decks, a lower level covered pergola, aesthetically pleasing finishing choices, making sitting out on your patio furniture or even BBQ'ing that much more enjoyable, rain or shine. Comes powered with 2 electrical boxes! Gravelled area fenced for your dogs, or extra storage - not that much more storage space will be needed here! 2 Sheds in this big back yard. 1 hidden in the dog run, and 1 by your yard entry with double doors, allowing for storing ATV's, and more. PLUS under deck storage, too. Fire pit area already set up for you, a swing built in off the pergola. Beautiful grassed area for the kids and a nice space for a trampoline or play set! Inside this home you're welcomed with high ceilings, a beautiful stair case, and a spacious entry way. The open concept main floor features a tasteful brown kitchen with quartz counters, stainless steel appliances, an island with a sink but plenty of room for food prep and a hallway pantry. A bright dining area with beautiful windows and a deck door. Spacious living room with gas fireplace. A half bath is also on this floor, perfect for those visiting guests! Your laundry room is large in size, comes with built in cabinets matching your kitchen, and with access to the finished and heated triple car garage. Upstairs features 3 bedrooms, including a great master bedroom with french door entry. Comes with a large ensuite, with elongated double sink vanity, a soaker tub, a shower, toilet, and walk in closet. Up on this level you've got 2 large kids bedrooms too, and their very own bathroom. The finished basement is the perfect space for your teenager, but set up for the adults too! Enjoy the built in bar, and the

massive living room down there. 1 bedroom and 1 stunning Pinterest worthy, bathroom. A tiled walk in shower, floating vanity, and toilet. Your teen will have everything they need! Make family movie nights as cozy as they come with this space down here. Hot water on demand is a nice bonus. Plumbed in and all set for AC, just need to add the unit. All that, under one roof! Now's your chance to view it. Book that tour today and let's get you settled in before the start of another school year! This home is pleasantly close to walking trails, parks, schools, and all major amenities while offering the family-friendly atmosphere buyers are looking for. Welcome HOME!