



GRASSROOTS
REALTY GROUP

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10922 66 Avenue
Grande Prairie, Alberta

MLS # A2335932



\$579,900

Division:	O'Brien Lake		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,505 sq.ft.	Age:	2004 (22 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Pantry, Sump Pump(s)		

Inclusions: All window coverings, blinds and rods, garage fridge

You are going to fall in love with this bright, clean, move-in ready five-bedroom home. First there is the location. Located on a quiet side street in O'Brien, this home is steps from a large park complete with playground and winter toboggan hill as well as walking paths leading down to the trail around O'Brien Lake. From there, there is the well-maintained yard with mature trees and beautiful flower beds in both the front and rear yard. Speaking of yards, the rear yard is a thoughtful combination of grassed areas, minimal maintenance flower beds, and a nice deck with underdeck storage area. Once inside, it will not take long to know that this is a house you could easily call home! From the large entry to the open main level where sunlight pours in flooding the Livingroom, which is still cozy with its fireplace. The living room opens up to the oversized dining and kitchen area where making meals and entertaining are sure to be a breeze. There is easy access to the rear deck and yard, as well as a well-equipped and spacious kitchen. The household cook is sure to appreciate the abundance of cabinets as well as the coffee bar and pantry. Two good-sized bedrooms and a full bath complete the main level. Upstairs, the primary suite can easily accommodate a king-size bed plus there is a beautiful and spacious ensuite complete with an oversized tub and separate shower. The downstairs has been thoughtfully developed with a large family room with plenty of room for movie and games night. There are two more bedrooms, a three-piece bath, and a combined mechanical/laundry room. The garage is finished and large enough to fit two SUVs. Homes in the Southend of the City are always desirable and especially in sought after O'Brien Park, where they always sell quickly. Book your private viewing of this beauty before another buyer beats you to it and start calling this Home!

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