



GRASSROOTS
REALTY GROUP

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10926 60 Avenue
Grande Prairie, Alberta

MLS # A2336747



\$580,000

Division:	O'Brien Lake		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,425 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Few Trees, Garden		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s)		

Inclusions: N/A

Welcome to this beautifully cared-for, original-owner bi-level in the sought-after neighbourhood of O'Brien Lake, where pride of ownership shines throughout. Step inside to a bright, open layout highlighted by vaulted ceilings and a spacious entryway, leading into a functional kitchen with added cabinetry, plenty of storage, and room for a large dining table. The dining area flows seamlessly into the inviting living room complete with a cozy fireplace, while the main floor is finished off with two bedrooms and a full 4-piece bathroom. Head upstairs to your private primary retreat, featuring a massive bedroom, walk-in closet, and full 4-piece ensuite. The fully developed basement adds even more usable living space with another generously sized bedroom, a versatile flex room perfect for a home office or hobby space with additional cabinetry and storage, a full-sized den, and a third full 4-piece bathroom, giving this home three full 4-piece bathrooms in total. Outside is where this property continues to impress, with a covered deck perfect for enjoying the outdoors even on rainy days, under-deck storage, and a meticulously cared-for backyard featuring professional landscaping, mature trees, garden space, and plenty of room to enjoy. Back-lane access leads directly to a nearby playground, adding even more convenience for families. Another standout feature is the RV parking, complete with a dedicated 30-amp RV hookup, installed and ready to go. Loved and maintained by the same owners since day one, this is the kind of home where the care is evident everywhere you look and truly needs to be seen in person to be appreciated. Book your viewing today!