



GRASSROOTS
REALTY GROUP

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11029 60 Avenue
Grande Prairie, Alberta

MLS # A2341776



\$629,900

Division:	O'Brien Lake		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,479 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Laminate Counters, No Smoking Home, Quartz Counters, Wet Bar		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Garage Door Opener & Control, A/C, Christmas Lights, Fridge In Basement Bar, Garage Heater, Sun Room Heater, Pergola, Gas Fire Table & Sectional on Outdoor Patio.

Welcome to O'Brien Lake! With walking and biking trails, parks/playgrounds, and a K-8 French Immersion school, this neighbourhood is a wonderful place to raise a family, settle in and call home. This well-cared-for BUNGALOW home offers plenty of space for the whole family, with 3 bedrooms and 2 bathrooms upstairs, plus an additional bedroom, office/den/playroom (or extra bedroom if you add a closet or wardrobe) and full bathroom downstairs. The main entrance offers tons of room to come in and take off your shoes and coats. Cuddle up in the dozy living area in front of the large corner gas fireplace. The kitchen has lots of counter space and an eating bar - and the dining has room for all of your family and guests! This home features a beautiful SUNROOM added in April 2024, creating a bright and inviting space to relax, enjoy your morning coffee, or spend time with family, or to watch the kids play in the back yard. The main floor was renovated approximately 4 years ago with updated cabinets, quartz countertops and tile backsplash in the kitchen, and fresh paint throughout, giving the home a refreshed and modern feel. There have also been numerous practical updates throughout the home. The hot water tank is approximately 5 years old, the washer and dryer are less than 1 year old, and the fridge and dishwasher are approximately 2 years old. Step outside to the backyard where newer trees, planted approximately 2 years ago, are growing to provide additional privacy. The yard offers a great outdoor space including a lower maintenance-free deck with covered pergola, gas fire table and patio sectional. There is also AC for the hot summer days! This truly is a fantastic property.