



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

11114 60 Avenue
Grande Prairie, Alberta

MLS # A2344938



\$589,900

Division:	O'Brien Lake		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,520 sq.ft.	Age:	2009 (17 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Dog Run Fenced In, Front Yard, F		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Kitchen Island, No Smoking Home, Vinyl Windows		

Inclusions: N/A

Welcome to this beautifully maintained home in the highly desired O'Brien Lake neighbourhood, backing onto the lake with walking trails just off your back steps. The setting is a major highlight, offering peaceful views, a beautifully landscaped yard, apple & plenty other trees, and a fully fenced outdoor space. Inside, you'll find 4 bedrooms plus a 5th bedroom or office, giving you plenty of flexibility for family, guests, or a home workspace. The kitchen features a beautiful island, coffee bar, new appliances, and flows into the main living area with a cozy gas fireplace, there is also another fireplace in the basement for keeping warm in winter, with a new A/C to keep cool in summer. Brand new flooring adds a fresh, updated feel throughout the home. Downstairs, a second gas fireplace creates another warm and inviting living space. The spacious primary bedroom features a 5-piece ensuite with a soaker tub, separate shower, and private toilet area. Outside, the yard also includes a dedicated dog run and storage beneath the deck, while the heated garage adds even more convenience. With lake views, direct access to the walking trails, extensive updates, and a functional layout, this O'Brien Lake home offers an excellent combination of location, comfort, and lifestyle. This is one of the better maintained homes you'll come across in an unbeatable location. Look today before it's gone!