



GRASSROOTS
REALTY GROUP

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10937 65 Avenue
Grande Prairie, Alberta

MLS # A2347668



\$698,700

Division:	O'Brien Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,243 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated		
Lot Size:	0.14 Acre		
Lot Feat:	Creek/River/Stream/Pond, Lake, Landscaped, No Neighbours Behind, Treed		
Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Kitchen Island, No Smoking Home, Pantry

Inclusions: shed, attached shelving in garage, gazebo

Beautifully updated and exceptionally well-appointed 2-storey home in desirable O'Brien Lake, backing directly onto the lake and walking trails with no rear neighbours and your own private gated access! Mature trees along both sides of the property create a wonderfully private backyard setting that is hard to find in the city. Inside, a welcoming entry leads to a bright, open-concept main floor featuring a den/office, a cozy living room with fireplace and a beautifully updated kitchen with granite countertops, newer appliances, a large island and plenty of cabinetry. Just off the kitchen is a professionally revamped dream pantry offering an incredible amount of shelving and additional countertop space. Main-floor laundry adds everyday convenience. Step outside onto the spacious south-facing upper deck overlooking the backyard and trails. The deck has been weatherproofed so the covered patio below stays dry, creating two great outdoor living spaces to enjoy throughout the warmer months. Upstairs, the spacious primary bedroom features a 4-piece ensuite with jetted tub and a large walk-in closet. Two additional bedrooms and another full bathroom complete the upper level. The fully developed walkout basement offers even more living space with a comfortable family room featuring a wood-burning stove, a fourth bedroom, 4-piece bathroom and room to potentially add a fifth bedroom. Walk directly out to the covered patio and beautifully landscaped backyard. The oversized 24' x 24' heated double garage features tall ceilings and plenty of room for vehicles, storage and toys. Additional updates include new shingles in 2024 and central air conditioning added in 2025. This is stunning home!