



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

11321 63 Avenue  
Grande Prairie, Alberta

MLS # A2213757



**\$629,999**

Division:	O'Brien Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,998 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Pantry		

**Inclusions:** Central air

Welcome to this beautifully maintained, fully developed two-storey home in sought-after O'Brien Lake! Offering 1,998 sqft above grade and loaded with upgrades, this property is just a short walk to École Catholique Louis Riel and scenic walking trails. Step inside to a spacious tiled entry with a built-in bench, leading to a bright living room featuring a cozy gas fireplace. The chef's kitchen impresses with a large island, corner pantry, and ample cabinetry—perfect for entertaining. A generous dining area opens to the sunny south-facing backyard, ideal for outdoor living. The tiled garage entry includes a main floor laundry room for added convenience. Upstairs, you'll find a spacious bonus room over the garage, and french doors open to the serene primary suite complete with a walk-in closet and a luxurious 5-piece ensuite featuring a soaker tub and separate tiled shower. The fully finished basement offers a large rec space with a dry bar—perfect for movie nights or hosting friends—as well as a fourth bedroom and full bathroom. Additional highlights include A/C, underground irrigation, upgraded rock wool insulation for improved soundproofing and efficiency, and a triple car garage. Move-in ready, in like-new condition, and close to all the amenities—this home truly has it all!