



GRASSROOTS
REALTY GROUP

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11029 67 Avenue
Grande Prairie, Alberta

MLS # A2241854



\$399,900

| | | | |
|------------------|------------------------|---------------|-------------------|
| Division: | O'Brien Lake | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,295 sq.ft. | Age: | 2005 (20 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Landscaped | | |

| | | | |
|--------------------|------------------------|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | RS |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Pantry | | |

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Garage Door Opener & Controls, Garage Heater (as is)

Welcome to this inviting bi-level home located in the desirable community of O'Brien Lake close to schools, shopping and more! The main floor features a bright and spacious living room filled with natural sunlight, a well-appointed kitchen with an abundance of cabinets, a central island, pantry, and plenty of natural light. The dining area offers access to the back deck, perfect for outdoor entertaining. The main floor also includes a comfortable primary bedroom with a private ensuite and walk in closet, two additional bedrooms, and a full bathroom. Outside, you'll find a fully fenced and landscaped yard, ideal for kids, pets, or relaxing evenings. A double attached garage provides plenty of space for parking and storage. The basement is undeveloped, offering endless potential to create the space that suits your needs. This home is move-in ready and located in a fantastic family-friendly neighbourhood! Book your showing today!