



GRASSROOTS
REALTY GROUP

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

11145 65 Avenue
Grande Prairie, Alberta

MLS # A2248040



\$599,900

Division:	O'Brien Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,038 sq.ft.	Age:	2008 (17 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Cul-De-Sac, Gentle Sloping, Lake, Landscaped, No Neighbours Behind, Pie S		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Mixed, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Jetted Tub, Kitchen Island, See Remarks, Walk-In Closet(s)		

Inclusions: SHED, FIREPIT w/ BENCHES

One of Grande Prairies favoured neighbourhoods, O'Brien Lake! This MASSIVE 2,038 SQFT 2-Storey home is situated on a MASSIVE tree lined 10,000+ SQFT pie-shaped lot; nearly double that of a standard lot in the city! Nestled privately within a quiet cul-de-sac and BACKING ONTO O'BRIEN LAKE means you'll find both peace and leisure as you step out the door. Entering the home into the main-level you'll be greeted by a tiled-entry and sitting room (or formal dining), which leads into the kitchen and main living room area. The kitchen features ample storage and counter space, corner-pantry, sink-in island and eating bar! This level also has a powder room, MAIN FLOOR LAUNDRY, and an in-kitchen dining area which has a door leading to the upper composite deck — perfect for hosting! The upper-level hosts your primary bedroom with ensuite, 2 additional bedrooms, bonus flex room, and a full bathroom. The primary bedroom has a walk-in closet and a luxe ensuite with IN-FLOOR HEAT, a corner jacuzzi-tub, stand-up shower, dual vanities and a toilet room. The walk-out basement hosts 2 additional great-sized bedrooms, full bathroom, ANOTHER bonus flex room and utility/storage room... this whole level also has in-floor heat. Beautiful large south-facing windows found through-out each level brings warmth and natural light into the home. The attached double-garage is wired for heat, has hot and cold taps as well as a floor drain. Other notable features: gas fireplace, gas lines to BOTH outdoor areas, undermount kitchen cabinet lighting, central vacuum, newer hot water on demand, and a high-efficiency furnace. This neighbourhood is known to be family-friendly and a favourite with reason: new school, playgrounds, walking and bike trails, lush greenery! DON'T MISS OUT... book with your favourite Realtor® today and have your family

call this house home — there's surely enough room!