



GRASSROOTS
REALTY GROUP

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**10946 O'Brien Lake Crescent
Grande Prairie, Alberta**

MLS # A2251572



\$629,900

Division:	O'Brien Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,781 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Heated Garage, Insulated, Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Lake, Landscaped, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Double Vanity, Kitchen Island, Open Floorplan, Soaking Tub, Walk-In Closet(s)		

Inclusions: Blinds, A/C, TV mount, Garage heater, Attached garage shelving, Shed, Window coverings, Central vac + attachments.

Welcome to this immaculate, updated home in the highly desirable O'Brien Lake subdivision, where an unbeatable location meets functionality and tasteful decor. Situated with no rear neighbors, this property backs onto a serene lake and walking trails while fronting a large charming park, offering a tranquil private setting with convenient access to all the south-side amenities. The functional open-concept floor plan begins on the main level, featuring new vinyl plank flooring, air-conditioning, large windows, and a cozy living area with a shiplap fireplace and timber mantle. The updated kitchen is a chef's dream, boasting tons of warm grey cabinets, modern tile backsplash, new quartz counters, pantry, and a large island. The adjacent eating area provides a beautiful view of the lake, making every meal special. Convenient main-floor laundry room with cabinets and bench completes this level. Upstairs, you'll find three spacious bedrooms, including a huge master retreat with French doors, a large walk-in closet, and a luxurious 5-piece ensuite with new free-standing tub, his and her sinks and a tile shower with glass door and hexagon tile floor. The fully finished basement adds even more living space, with a large family room, a guest bedroom, a full bathroom, and a den/office (could easily be 5th bedroom). Step outside to a beautifully landscaped, fully fenced backyard featuring a custom two-tiered deck and a stamped concrete patio and numerous trees and shrubs perfect for entertaining. The massive, heated, insulated, and drywalled triple garage provides ample space for vehicles and storage. This home is completely move-in ready, offering a perfect blend of luxury, comfort, and an unmatched location.