



GRASSROOTS
REALTY GROUP

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11014 67 Avenue
Grande Prairie, Alberta

MLS # A2261842



\$399,999

Division:	O'Brien Lake		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,274 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.15 Acre		
Lot Feat:	City Lot, Landscaped, No Neighbours Behind, Street Lighting		

Heating:	Central, High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Vaulted Ceiling(s)		

Inclusions: window coverings

In the desirable O'Brien Lake subdivision, you'll find this beautiful 1,274 sq ft family home. Situated close to a playground and no rear neighbours, this property offers both convenience and privacy. Inside, you're welcomed by a spacious front entrance filled with tons of natural light, leading up to a living room (currently set up as a formal dining room) with vaulted ceilings. The main floor includes a very functional kitchen with pantry & dinette area, two children's bedrooms, a full bathroom, and a primary bedroom complete with walk-in closet and 4-piece ensuite. Off the kitchen, step out onto the covered deck—perfect for enjoying the outdoors year-round, rain or shine. The lower level features a large, fully developed family room with big windows, creating a warm and inviting space. Stay cool in this house during the summer months with central air conditioning. Additional highlights include: oversized 22' x 26' garage, backyard shed/playhouse, and a great family-friendly location. This outstanding home is move-in ready and waiting for its new owners! Book your showing today. Available for viewings today until Sunday, October 5.