



GRASSROOTS
REALTY GROUP

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**11110 O'Brien Lake Drive
Grande Prairie, Alberta**

MLS # A2274495



\$530,000

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|------------------|---|---------------|-------------------|
| Division: | O'Brien Lake | | |
| Type: | Residential/House | | |
| Style: | Modified Bi-Level | | |
| Size: | 1,434 sq.ft. | Age: | 2006 (20 yrs old) |
| Beds: | 3 | Baths: | 3 |
| Garage: | Double Garage Attached, Garage Faces Front, Heated Garage | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Front Yard, Landscaped, Lawn, Many Trees, Rectangular Lot | | |

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|--------------------|--|-------------------|---|
| Heating: | Forced Air, Natural Gas | Water: | Public |
| Floors: | Carpet, Hardwood, Tile, Vinyl Plank | Sewer: | Public Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Stone, Vinyl Siding, Wood Frame | Zoning: | RS |
| Foundation: | Poured Concrete | Utilities: | Electricity Connected, Natural Gas Connected, Sewer |
| Features: | Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, Vaulted Ceiling(s), Walk-In Closet(s) | | |

Inclusions: Central Air Conditioner, Dishwasher, Electric Stove, Garage Control, Microwave Hood Fan, Refrigerator, Washer/Dryer. Blinds, window covering remotes.

Looking for something beyond the ordinary? This updated O'Brien Lake gem redefines the bi-level home with a unique, functional floor plan and stylish modern upgrades. From the striking open-concept layout to the premium finishes throughout, this property is a standout choice for buyers who refuse to compromise on aesthetics or utility. The heart of the home is a bright, airy main floor where massive windows flood the living area with natural light. Culinary enthusiasts will love the sleek kitchen, complete with granite surfaces, a central island, and a full suite of stainless steel appliances. This level also provides a versatile formal dining room—perfect for hosting or as a quiet executive office—alongside a spacious guest room and full bath. Peace and solitude await on the dedicated upper level, where the primary bedroom serves as a true getaway. This retreat features a massive walk-in closet and a spa-like ensuite outfitted with a deep soaking tub, separate shower, and a custom vanity with a built-in makeup station. The fully developed basement serves as a seamless continuation of the home, and is accessed by an inviting, wide staircase. At its core is a comfortable media or family room centered around a warm gas fireplace—a space that adapts easily to your needs, whether for work or play. This level is further enhanced by another bedroom, a full washroom, and a large multi-purpose lounge, with the added convenience of a separate, finished laundry area. High-end details permeate the property, from the warmth of the hardwood floors and granite surfaces to the modern lighting and custom remote-controlled window treatments. On hot summer days, the central air conditioning ensures the interior remains a cool retreat. The outdoor space is a masterpiece of privacy, framed by magnificent mature trees. This backyard sanctuary features meticulous

landscaping with stone accents and crisp concrete edging. Entertaining is effortless on the dual-level deck, which boasts gas lines on both tiers; grill under the shelter of the upper level or gather around the firepit on the lower platform. Completing the property, the heated double garage is a dream for any hobbyist, featuring a sleek epoxy floor, washer & dryer hook-ups, storage options and a tidy, professional finish. Discover a home that perfectly captures the essence of sophisticated subdivision living! Contact a REALTOR® today for more information or to view.