



GRASSROOTS
REALTY GROUP

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11314 Oâ€™Brien Lake Drive
Grande Prairie, Alberta

MLS # A2285164



\$660,000

Division:	O'Brien Lake		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,368 sq.ft.	Age:	2026 (0 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions:	N/A
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JOB 2525 The Tamarack: Discover an exceptional opportunity in O'Brien with this brand-new bungalow duplex, offering two complete residences for the price of one. Thoughtfully designed for modern living. Both units feature 3 Beds and 2 Baths with a functional open-concept layout with bright living spaces and quality finishes throughout as well as independant garage spaces. The kitchens are beautifully appointed with contemporary cabinetry, sleek countertops, and ample workspace, flowing seamlessly into the dining and living area. Spacious bedrooms provide comfort and flexibility, while well-designed bathrooms add style and convenience. The fully developed lower unit also hosts 3 Bedrooms and 2 Baths with its own garage access. Great income producing property in a great neighbourhood very close to the school. Situated in a desirable neighbourhood close to schools, parks, trails, and amenities, this property is perfect for homeowners, investors, or those looking to offset their mortgage. A rare chance to own a new construction duplex in O'Brien—don't miss it. Call your Realtor today and plan for your June 1st possession.