



**11070 67 Avenue  
Grande Prairie, Alberta**

**MLS # A2288519**



**\$510,000**

<b>Division:</b>	O'Brien Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,016 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, Sloped Up		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan, Sump Pump(s)		

**Inclusions:** FRIDGE STOVE DISHWASHER WASHER DRYER HOT TUB ( NOT WORKING )

Welcome to this beautiful family home in the highly sought-after O'Brien Lake subdivision, a location that truly checks all the boxes for families. Just minutes from the Eastlink Centre, gymnastics and hockey arenas, and a fantastic school right in the neighbourhood, convenience and community come together perfectly here. Step inside and you're greeted by a bright front office with a large window, the perfect space for working from home or creating a quiet study area. The home opens into a warm, inviting living room and a spacious kitchen with an open-concept layout, ideal for everyday living and entertaining alike. From the main living space, step out onto the large deck overlooking an absolutely massive backyard, something you rarely find in newer homes anymore. Enjoy tall, mature trees, incredible privacy, and no rear neighbours, creating a peaceful outdoor retreat perfect for kids, pets, or summer gatherings. Upstairs you'll find an oversized bonus movie room, the ultimate family hangout space, along with two great-sized kids' bedrooms. The primary bedroom offers a private retreat featuring a beautiful ensuite and a spacious walk-in closet. The fully developed basement adds even more functional living space, complete with a generously sized family room, another large bedroom, a full bathroom, and plenty of storage. The double heated garage is perfect for cold Alberta winters, giving you comfort and convenience year-round. This is the kind of family home where memories are made, spacious, functional, and perfectly located in one of Grande Prairie's most loved neighbourhoods.