



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

11253 59 Avenue
Grande Prairie, Alberta

MLS # A2292952



\$659,900

Division:	O'Brien Lake		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,288 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Gentle Sloping, Secluded, Street		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: Hot Tub

Tucked away on a quiet street and backing directly onto the scenic pond at O'Brien Lake, this beautifully maintained bungalow offers the perfect blend of comfort, space, and peaceful views. With 5 bedrooms and 3 full bathrooms, this home is ideal for families who want room to grow while enjoying one of the most desirable settings in the area. The main floor features a bright and welcoming layout with 2 spacious bedrooms, including a primary suite with a beautifully upgraded ensuite, plus the convenience of main floor laundry. Large windows capture the natural light and showcase the tranquil pond views right from your living space. Downstairs you'll find a fully developed walkout basement with 3 additional bedrooms, a large family room, and a cozy wood-burning fireplace—perfect for relaxing evenings or entertaining guests. A second fireplace upstairs adds even more warmth and character to the home. Step outside and enjoy your private backyard retreat backing onto the pond, complete with a hot tub for year-round relaxation. The home also includes a double attached heated garage and is located on a quiet, low-traffic street, making it an ideal place to unwind while still being close to all amenities. A rare opportunity to own a walkout bungalow in a stunning pond-backing location.