



GRASSROOTS
REALTY GROUP

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

11325 63 Avenue
Grande Prairie, Alberta

MLS # A2064027



\$549,900

Division:	O'Brien Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,229 sq.ft.	Age:	2021 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard, City Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

KCM Construction - The Dorset in O'Brien Lake West - 2229 sf two storey near the new O'Brien Lake French Immersion school. Large foyer with closet and double french doors to front office/den. Beautiful open kitchen, dining & great room. Kitchen boasts a corner pantry and island, dining nook with patio door to future deck, & the great room has a gas fireplace. Garage entrance has bench with cubbies, hooks & shelf. 2nd floor features huge bonus room over the garage, laundry room with upper cabinets & counter, 2 kids rooms and full bath as well as the master bedroom with walk in closet & beautiful 5 piece ensuite with free standing soaker tub and separate shower. This is one of KCM's most popular floor plans. Book your showing today!