



**GRASSROOTS**  
REALTY GROUP

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

11117 66A Avenue  
Grande Prairie, Alberta

MLS # A2114086



**\$479,900**

Division:	O'Brien Lake		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,411 sq.ft.	Age:	2006 (18 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-

**Features:** Ceiling Fan(s), High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

**Inclusions:** N/A

Discover this impressive home nestled in O'Brien Lake, offering your family a perfect blend of comfort and convenience. Positioned near Frank Guthrie Park, you'll have easy access to green spaces, including a playground and outdoor hockey rink, for endless outdoor enjoyment. Top-tier education is within reach, with schools like École Catholique Louis Riel, École Nouvelle Frontière, and Charles Spencer High School nearby. This charming residence features five bedrooms and three bathrooms. The main floor welcomes you with a spacious living room, kitchen, dining area, and a full bathroom, alongside two bedrooms. The open-concept design of the living space promotes seamless interaction and fills the area with natural light. Upstairs, retreat to the master bedroom above the garage, offering a private escape with a walk-in closet and a four-piece ensuite. The fully finished walkout basement expands the living area, featuring two additional bedrooms, a family room complete with a wet bar, and another full bathroom. Ample windows throughout ensure plenty of natural light. Take advantage of the accessibility to the double deck from both the main floor and the walkout basement—ideal for hosting gatherings or unwinding outdoors. Rest assured, the fenced yard provides security and privacy for your peace of mind. Don't miss the chance to make this exceptional residence your own. Contact your trusted Local Realtor today and discover the comfort and convenience of living in O'Brien Lake.