



GRASSROOTS
REALTY GROUP

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

11109 O'Brien Lake Drive
Grande Prairie, Alberta

MLS # A2122195



\$414,900

Division:	O'Brien Lake		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,218 sq.ft.	Age:	2007 (17 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Front Yard, Lawn, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Storage, Sump Pump(s)		

Inclusions: N/A

Beautiful family home in DESIRABLE O'BRIEN LAKE! Fully finished 4 bedrooms with WALK OUT basement and a very functional floorpan. Recent updates include new vinyl plank flooring throughout and professionally finished basement just recently done. Wonderful maple kitchen boasts stainless steel appliances, large pantry and glorious south facing window onto a great deck perfect for outdoor entertaining. With laundry on the main floor AND in the basement this is ideal for a big family or just the convince of having it close by! Bonus perks include finished heated garage and A/C! This home has an excellent south side location just steps from the new Louis Riel School, walking trails, parks and minutes from GP Eastlink Center. This could be the one you have been waiting for! Reach out to your fav REALTOR to book a showing!