



GRASSROOTS
REALTY GROUP

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11033 67 Avenue
Grande Prairie, Alberta

MLS # A2123515



\$452,500

Division:	O'Brien Lake		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,301 sq.ft.	Age:	2006 (18 yrs old)
Beds:	5	Baths:	3
Garage:	Additional Parking, Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Pantry		

Inclusions: 2 of each appliance

5 bed 3 bath O'Brien Lake home with a basement suite, fully rented for \$3750/ month! The upper suite pays \$1950 incl. utilities and the lease ends July 31, 2025. The basement suite pays \$1800 incl. utilities and lease ends June 30, 2024. This home could also be easily converted into a whole house by adding a doorway at the bottom of the stairs (the seller could install it). The upper suite is a spacious 1300 sqft, featuring 3 bedrooms and 2 full bathrooms and has its own laundry, entry and garage bay. The self-contained non-conforming basement suite features 9' ceilings, 2 bedrooms, 1 bathroom and has its own, laundry, kitchen, garage bay and entrance. This property has been owned and well maintained by one owner since new and its condition will impress.