



**GRASSROOTS**  
REALTY GROUP

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**11110 O'Brien Lake Drive  
Grande Prairie, Alberta**

**MLS # A2125504**



**\$489,900**

<b>Division:</b>	O'Brien Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,443 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Many Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Pantry, Sump Pump(s), Walk-In Closet(s)		

**Inclusions:** N/A

This beautiful modified bi-level home offers a spacious and versatile living space for the next buyers. With its unique layout and modern design, this home is sure to attract buyers that are in the market for an updated and functional home. From its open concept living areas to its luxurious finishes, this home is a perfect blend of comfort and beauty! The main level of the home features a bright and welcoming living room, a modern kitchen, one spare bedroom, a full guest bathroom, and a formal dining area that is perfect for entertaining guests but could alternatively be used for a main floor office space. The upper level of this home is complete with a spacious master suite with a walk in closet and ensuite bathroom. Another standout feature of this home is its fully developed basement being so versatile. This additional living space is perfect for a variety of uses, whether it be a home office, family room, or a playroom for children. The basement feels like a natural extension of the main living area, providing plenty of room for relaxation. In addition to this great list of features, this beautiful home also boasts a number of luxurious finishes and upgrades. From hardwood floors and granite countertops to stainless steel appliances and updated lighting, every detail of this place has been carefully chosen to create a warm welcoming place to call home. The backyard is adorned with lush trees and offering a sense of seclusion and privacy being one of the many sought-after features in buying a new home. A backyard like this with trees and privacy is a feature that cannot be overlooked. Lastly, a professionally finished garage with epoxy flooring & fully heated, this space is perfect for keeping your vehicle warm or perfect handyman workshop - nothing like working in a luxury garage space! The pride of ownership is evident throughout this property; don't miss the opportunity to make this new listing your

next dream home!