



**GRASSROOTS**  
REALTY GROUP

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

11061 66 Avenue  
Grande Prairie, Alberta

MLS # A2138240



**\$419,900**

Division:	O'Brien Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,938 sq.ft.	Age:	2005 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Lawn, Landscaped		

Heating:	High Efficiency
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Full, Partially Finished
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Laminate Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RS
Utilities:	-

Inclusions: N/A

MOVE IN READY!!! Close to great schools, outstanding parks and treed walking trails! This home is located in O'Brien Lake with 1938 sq ft, 3 bedrooms and 3 bathrooms. The kitchen has maple cabinets, stainless steel appliances, tile floors & backsplash, an island, corner pantry and good size dining area. The living room has a cozy gas fireplace and bright open windows to the south. There is also a convenient Main floor laundry room and 2 piece bathroom. Upstairs has a bonus family room above the garage, a primary bedroom with a full ensuite including a jetted tub and walk-in closet, bedrooms 2 & 3 and 4 piece main bathroom. The WALKOUT BASEMENT is framed and has some flooring down already! The attached garage is 24 x 24. The backyard is fully fenced and has an oversized upper & lower deck. It is a beautifully landscaped yard complete with a large shed. This home has a BRAND NEW ROOF and hot water tank.