



GRASSROOTS
REALTY GROUP

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

10945 65 Avenue
Grande Prairie, Alberta

MLS # A2138352



\$645,000

Division:	O'Brien Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,829 sq.ft.	Age:	2008 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Driveway, Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Lake, Lawn, No Neighbours Behind, Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Mixed	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, No Smoking Home, Pantry, Walk-In Closet(s)		
Inclusions:	Security equipment, blinds , garage opener		

Presenting a stunning two-storey home in the desirable O'Brien Lake neighbourhood. This meticulous, updated property features a triple garage and backs onto the serene O'Brien Lake with picturesque paved walking trails. Its prime location offers proximity to the Eastlink Centre, top schools, shopping, and dining options. Impeccably maintained, this home is move-in ready and includes a versatile walk-out basement. The main floor boasts a functional den/office space, a convenient boot room with laundry, and a beautiful walk-through pantry that leads to the kitchen. The living room, with its floor-to-ceiling windows, showcases breathtaking views of the lake and trees, complemented by the cozy gas fireplace and elegant hardwood floors. The kitchen is a chef's delight, offering ample storage, modern amenities, and an eat-up bar. On the upper level, you'll find the spacious primary suite behind the double doors with a walk-in closet, an ensuite bathroom, and stunning lake views—two additional generously sized bedrooms and a full 4-piece bathroom complete this level. The walk-out basement is perfect for entertaining, featuring a 4th bedroom, another 3-piece bathroom, and access to the beautiful fenced backyard with two deck/patio spaces to enjoy. With a total of 2,758 sqft of living space, this home is ideally situated between two playgrounds and a large open green space, offering plenty of outdoor space and activities for the family. Experience the perfect blend of nature, luxury, and convenience. Take the chance to make this your new address.