



**10938 60 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2145003**



**\$469,900**

<b>Division:</b>	O'Brien Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	2,468 sq.ft.	<b>Age:</b>	2011 (13 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard		

**Heating:** Forced Air

**Floors:** See Remarks

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RS

**Utilities:** -

**Inclusions:** N/A

Discover the perfect blend of space and luxury with this exceptional 4-level split home in the highly sought-after O'Brien Lake subdivision, backing onto a beautiful park! The open concept layout offers a unique floor plan with just under 2500 square feet above ground and a massive 26' X 29' triple garage! The large family kitchen features solid espresso cabinets, brand-new stainless steel appliances and a magnificent 8 foot granite island the whole family can gather around. Featuring a rare 4 BEDROOMS UPSTAIRS with an absolutely luxurious en-suite with a double vanity, jetted tub, separate shower his and hers closets and room for a king sized bedroom suite. 3 more bedrooms and another bathroom make up the upstairs. On the 3rd level you will find a huge family room with corner fireplace that walks out onto the glorious 2 tiered deck. Finishing this level is another bedroom or office and washroom. Downstairs is another bedroom when a large laundry room and massive crawlspace offer plenty of storage space. This home is perfect for family gatherings and entertaining, with a wonderful layout and a warm, inviting atmosphere with many upgrades to add extra style. Don't miss the opportunity to own this beautiful property in O'Brien Lake—schedule a viewing today!