



GRASSROOTS
REALTY GROUP

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10946 66 Avenue
Grande Prairie, Alberta

MLS # A2145296



\$485,000

Division:	O'Brien Lake		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,624 sq.ft.	Age:	2004 (20 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, Pantry, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s)		
Inclusions:	N/A		

Nestled in the sought-after community of O'Brien Lake, the wonderful home offers a harmonious blend of comfort and functionality. Perfectly suited for a growing family, this popular modified bi-level floorplan boasts 5 bedrooms and 3 full bathrooms, ensuring ample space for all. Upon entry, one is greeted by a spacious area with a coat closet and direct garage access. Up the stairs you'll enjoy 100% maple hardwood floors leading through to a sunlit living room, complete with a cozy gas fireplace. Culinary enthusiasts will be delighted by the kitchen's sleek dark stainless steel appliances (all new in 2023), expansive island with an inviting breakfast bar, and a sizeable corner walk-in pantry. Flowing from the kitchen is an elegant dining area that opens onto a beautifully maintained backyard, complete with an annual stained deck and an enchanting firepit area, perfect for outdoor entertaining. The master bedroom, privately perched above the garage, serves as a tranquil retreat, offering a nook for various options, a walk-in closet, and a 4-piece ensuite with a soaker tub, walk in shower and double sinks. Two additional bedrooms as well as a bonus office/nook/ sun room complete the main level, while the basement features two more bedrooms, a vast living area, and a huge utility/laundry room with extensive under-stair storage. An attached double heated garage, additional gravel parking extends the driveway, and convenient backyard gate access enhance this property's appeal. Not to mention the beautifully landscaped front yard with many stylish trees and flower beds which also offer privacy. Proud homeowners will appreciate the meticulous updates, including paint, lighting, updated closet doors removing all bi-folds, newer bay garage door, updated flooring, a recently replaced hot water tank and brand new shingles, as well as freshly acquired appliances.

Situated on a corner lot opposite a serene park, and with no sidewalks to shovel in winter, this is not just a house but a warm and inviting home, ready to welcome your family.