



GRASSROOTS
REALTY GROUP

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

MLS # A2146097



\$509,000

Division:	O'Brien Lake		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,434 sq.ft.	Age:	2006 (18 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island		

Inclusions: Blinds, window covering remotes.

Introducing a remarkable modified bi-level home that defines spacious and versatile living in the desirable O'Brien Lake subdivision. This home has a unique layout with a modern design, making it an ideal choice for those seeking an updated and functional home. From its open-concept living areas to its impeccable finishes, this property strikes the perfect balance between comfort and aesthetic appeal. Enter the main level to a welcoming living room with an impressive window that allows in natural light, a modern kitchen with granite counters and an island, a spare bedroom, a complete full guest bathroom, and a formal dining area that effortlessly transforms into an elegant entertaining space or a functional main floor office. Upstairs the primary suite features a remarkable walk-in closet plus an ensuite bathroom with soaker tub, built-in makeup area, expansive cabinetry, and a separate shower. The fully developed basement offers a bonus room with a gas fireplace to be used as a home office, family room, or game area. This lower level expands the home's living space, with its big bright windows, and wide staircase you will not feel like you are in a basement but more a natural extension of the home, creating ample room for relaxation and recreation. Luxurious touches are throughout, including hardwood floors, granite countertops, stainless steel appliances, oversized windows, custom remote operated blinds, central air and updated lighting fixtures, all meticulously chosen to enhance the warmth and charm of the home. Outside, the backyard is a true private oasis with mature towering trees - an invaluable feature for those seeking tranquility. There is a two-tiered deck finished with regal railing and natural gas hookups on both levels for barbequing on the covered main level and a firepit area on the lower level. The yard has been finished with beautiful

concrete curbing and decorative rocks. Completing the package is a professionally finished oversized double-car garage with epoxy flooring, and natural gas heating, perfect for keeping vehicles secure and comfortable, or indulging in projects in a comfortable workshop setting. The addition of washer and dryer hookups, a window allowing natural lighting, and a tiled entrance are additional bonuses. Pride of ownership is evident in every detail of this property, making it a rare find in today's market. Don't miss the opportunity to make this exceptional listing your next dream home!