



10922 60 Avenue  
Grande Prairie, Alberta

MLS # A2154581



**\$549,900**

<b>Division:</b>	O'Brien Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,722 sq.ft.	<b>Age:</b>	2010 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** Fridge x2 , Stove x2 , Washer, Dryer, Dishwasher

Beautiful Fully Developed Home In The Quiet Subdivision Of O'Brien Lake. This immaculate 4 Bed 3 Bath home has been maticulously finished. The whole home is warm and welcoming with ample amount of windows allowing in tons of natural light. You will feel cozy & warm with the gas fire place in the living area. Kitchen is modern and completely functional with beautiful dark cabinetry, modern light fixtures, and all stainless steel appliances. All bedrooms are large in size but nothing compares to the grand master bedroom. Massive walk in closet and a private ensuite with a jacuzzi tub. Basement is fully developed with a kitchen including all stainless steel appliances, has an extra bedroom, and has a great open area for entertaining. Not only is this house superb on the inside but, the outside is just as great. Located close to parks and walking trails and has a fully landscaped/fenced yard!