



**6013 O'Brien Lake Crescent  
Grande Prairie, Alberta**

**MLS # A2167884**



**\$499,900**

<b>Division:</b>	O'Brien Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	2011 (13 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Few Trees, Low Maintenance Landscape, Gentle Sloping, No Neighbours Bel		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	10-71-6-W6
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Draperies & Rods. T.V. Wall Mounts, Hose Reel, Shed, HOT TUB.

This METICULOUS 5 bed, 3 bath modified bi-level is a MUST SEE and O'Brien Lake is the place to be! Open-concept living/kitchen/dining is a favorite floor plan with vaulted ceilings, modern fireplace in living room and stylish combo of wood and iron railing. Spacious kitchen will impress with an abundance of contrasting white and black cabinets with full tiled backsplash, pantry, SS appliances, small built-in desk, and large island with breakfast bar. Adjacent dining area comfortably fits a large table with access to the rear deck. Huge master suite above the garage boasts his & her closets and 5 pc ensuite with dbl sink vanity, soaker tub and separate shower. Bright basement is fully finished with spacious rec room plus 2 additional bedrooms, 3 pc bath, storage area and laundry/utility room. Dbl attached heated garage is finished and features a convenient floor drain along with checkerplate-style rubber flooring. You'll appreciate the low-maintenance, extra-large yard featuring pathways, rock fire pit area, dog run, and 9 x 9 shed. Take it all in from the 20 x 12 deck, complete with regal railing and enclosed storage space below. NOTABLE ITEMS include ALL NEW CARPET, 4 stage high-efficiency furnace, custom window treatments, fridge(new), washer/dryer(2 yrs), stove & dishwasher(approx. 3 yrs), reverse osmosis to sink and ice machine, PLUS NEWER SPA SPOT HOT TUB! Located in the desirable O'Brien Lake subdivision, with NO REAR NEIGHBORS! Only steps from the walking trails around the lake and just minutes to the Eastlink Centre, arenas and several schools! TURN KEY and ready for you to enjoy!