



**6502 O'Brien Lake Drive SE  
Grande Prairie, Alberta**

**MLS # A2169180**



**\$448,900**

<b>Division:</b>	O'Brien Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,344 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	See Remarks		

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

**Inclusions:** N/A

WELCOME to this beautifully updated modified bi-level home located in the highly sought-after O'Brien Lake subdivision in Grande Prairie. Offering over 1,300 square feet of living space, this property is ideal for families looking for comfort, style, and convenience. With four spacious bedrooms and three full bathrooms, there's plenty of room for everyone. Step inside and you'll immediately notice the UPDATED vinyl plank flooring that flows throughout the home, providing a modern and low-maintenance touch. The cozy living room features a charming fireplace, perfect for those chilly Alberta evenings. The heart of the home is the open-concept kitchen, complete with a raised eating bar and ample cabinet space, making it perfect for family meals and entertaining. The master bedroom is a true retreat with its generous size, a walk-in closet, and a luxurious 4-piece ensuite. All the other bedrooms are well-sized, offering great space for your family or guests. This home has been meticulously maintained with key updates including a NEWER furnace installed within the last couple of years and BRAND NEW SHINGLES recently completed, giving you peace of mind for years to come. Outside, RV PARKING is conveniently located at the front, while the back deck provides the perfect setting to enjoy your summer evenings. Move-in ready and full of updates, this property is ready to welcome its new owners. Don't miss your opportunity to own this fantastic home in O'Brien Lake. Book your private showing today!