



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

11033 67 Avenue  
Grande Prairie, Alberta

MLS # A2211452



**\$459,900**

Division:	O'Brien Lake		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,276 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air
Floors:	Carpet, Tile, Vinyl
Roof:	Asphalt Shingle
Basement:	Finished, Full, Suite
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Open Floorplan, Pantry, See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RS
Utilities:	-

**Inclusions:** Refrigerator x2, Stove x2, Dishwasher, Washer x2, Dryer x2, Garage Door Opener & Controls

Tucked in O'Brien Lake subdivision this spacious modified bi-level offers ideal setup for extended families or savvy investors, featuring a non-conforming basement suite with its own entrance and single garage. The main floor boasts 3 bedrooms and 2 full bathrooms, including a generous primary bedroom with ensuite and walk-in closet. The open concept living area is filled with natural light, with a large kitchen plus pantry and dining space complete with deck access perfect for gatherings. The living room boasts a gas fireplace and large window with backyard views. Downstairs, the suite includes 2 bedrooms, 1 bathroom, a cozy living area with fireplace, and a functional kitchen - perfect for additional income or private guest accommodations. The large backyard is fully fenced and landscaped. With separate garages for each level and a thoughtfully designed layout, this property offers flexibility, comfort, and excellent potential. Book your showing today!