



**GRASSROOTS**  
REALTY GROUP

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**11002 60 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2212367**



**\$474,800**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | O'Brien Lake   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Modified Bi-Level  |               |                   |
| <b>Size:</b>     | 1,664 sq.ft.   | <b>Age:</b>   | 2010 (15 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached, Driveway   |               |                   |
| <b>Lot Size:</b> | 0.14 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, No Neighbours |               |                   |

|                    |  |                   |    |
|--------------------|--|-------------------|----|
| <b>Heating:</b>    | Forced Air   | <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>       | -  |
| <b>Exterior:</b>   | Vinyl Siding   | <b>Zoning:</b>    | RS |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Closet Organizers, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s) |                   |    |

**Inclusions:** N/A

Great family home in O'Brien Lake backing onto park an walking distance to school. Living room offers cozy gas fireplace and lots of natural light. Kitchen includes plenty of cupboard space, pantry, island with eating bar & stainless steel appliances. 2 large bedrooms with walk in closets, full bathroom & convenient laundry room complete the main level. Upstairs you will find the huge master bedroom featuring large windows, walk in closet, plus second closet, ensuite bathroom complete with jetted soaker tub with tile surround, second bathtub with shower, & his/hers vanity. Basement is developed with nice family room, 4th large bedroom, room off living room could be used as office, playroom or be easily converted to another bedroom. Oversized double garage is 30' long meaning you can fit almost any vehicle inside and still have room for toys or workspace. Man door to house, front & back yard is a bonus. Backyard overlooks children's park & offers deck with privacy wall plus firepit area with sidewalk blocks