

11109 O'Brien Lake Drive
Grande Prairie, Alberta

MLS # A2227731



\$460,000

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|------------------|------------------------|---------------|-------------------|
| Division: | O'Brien Lake | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,218 sq.ft. | Age: | 2007 (18 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Yard | | |

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|--------------------|--|
| Heating: | Forced Air, Natural Gas |
| Floors: | Carpet, Vinyl Plank |
| Roof: | Asphalt Shingle |
| Basement: | Separate/Exterior Entry, Full, Suite, Walk-Out To Grade |
| Exterior: | Vinyl Siding |
| Foundation: | Poured Concrete |
| Features: | Kitchen Island, Pantry, See Remarks, Storage, Sump Pump(s) |

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

Inclusions: All Appliance (Up and downstairs)

Welcome to 11109 O'Brien Lake Drive – a beautifully maintained home nestled in one of the city's most sought-after neighborhoods. With 5 spacious bedrooms and 3 full bathrooms, this property offers the perfect blend of functionality and comfort for growing families or buyers looking to have a mortgage helper in the basement! Upstairs, you'll find three generously sized bedrooms, including a bright and airy Master bedroom, complete with a private ensuite. The main floor also features a well-appointed bathroom and an open-concept living area ideal for entertaining or relaxing with loved ones. Downstairs, the fully finished walkout basement adds incredible value and flexibility, featuring 2 additional bedrooms, a full bathroom, and a brand new, modern kitchen—perfect for guests, in-laws, or potential rental income. The home features a heated garage for those cold GP winters and AC for the summer heatwaves! Large windows and walkout access bring in natural light and provide seamless indoor-outdoor living. Located close to parks, schools, and all amenities, this home offers everything you need in a prime location. Don't miss your opportunity to own this versatile and beautifully updated property in O'Brien Lake. Call your trusted realtor TODAY!