11109 O'Brien Lake Drive
Grande Prairie, Alberta

MLS # A2227731

$460,000

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

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

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!