



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

780-831-7725
jackadmin@gpremax.com

11014 67 Avenue
Grande Prairie, Alberta

MLS # A2261842



\$399,999

Division:	O'Brien Lake		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,274 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.15 Acre		
Lot Feat:	City Lot, Landscaped, No Neighbours Behind, Street Lighting		

Heating:	Central, High Efficiency, Forced Air, Natural Gas
Floors:	Laminate, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full, Partially Finished
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Smoking Home, Vaulted Ceiling(s)

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

Inclusions: window coverings

In the desirable O'Brien Lake subdivision, you'll find this beautiful 1,274 sq ft family home. Situated close to a playground and no rear neighbours, this property offers both convenience and privacy. Inside, you're welcomed by a spacious front entrance filled with tons of natural light, leading up to a living room (currently set up as a formal dining room) with vaulted ceilings. The main floor includes a very functional kitchen with pantry & dinette area, two children's bedrooms, a full bathroom, and a primary bedroom complete with walk-in closet and 4-piece ensuite. Off the kitchen, step out onto the covered deck—perfect for enjoying the outdoors year-round, rain or shine. The lower level features a large, fully developed family room with big windows, creating a warm and inviting space. Stay cool in this house during the summer months with central air conditioning. Additional highlights include: oversized 22' x 26' garage, backyard shed/playhouse, and a great family-friendly location. This outstanding home is move-in ready and waiting for its new owners! Book your viewing today.