

11301 62 Avenue  
Grande Prairie, Alberta

MLS # A2206421



**\$525,999**

<b>Division:</b>	O'Brien Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,395 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Driveway, Front Drive, Garage Door Opener, Garage Fac		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Chandelier, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Walk-In Closet(s)		
<b>Inclusions:</b>	Dishwasher, Washer & Dryer, Microwave, Stove, Refrigerator		

Stunning Home with a Fully Finished & Heated 3-Car Garage in Highly Sought-After O'Brien Lake! This immaculate home sits on a desirable corner lot in the beautiful community, just steps from schools, walking trails, parks, and more! From the moment you step inside, you're welcomed by a spacious tiled entryway leading into a meticulously maintained home. The kitchen is a chef's dream, featuring granite countertops, under-cabinet lighting, a huge island with a wine rack and eating bar, and an oversized dining area—perfect for entertaining! The inviting living room boasts gorgeous hardwood floors, a brick fireplace with a mantle, and plenty of natural light. The luxurious primary ensuite is a true retreat, offering heated floors, dual vanities, a large soaker tub, a tiled shower with a bench, and a generous walk-in closet. The fully fenced south facing backyard features a beautiful deck, and a separate area that is gravelled with shed—perfect for extra storage. The fully finished and heated triple-car garage adds even more convenience and functionality. This home is truly a must-see—don't miss out on this incredible opportunity in O'Brien Lake! Call your favourite agent today, this home won't last long!