

**11037 67 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2297288**



**\$524,900**

<b>Division:</b>	O'Brien Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,849 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot		

<b>Heating:</b>	Fireplace(s), Forced Air	<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	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Jetted Tub, Kitchen Island, Open Floorplan, Pantry, See Remarks, Sump Pump(s), Walk-In Closet(s)		

**Inclusions:** Garage Door Opener, Garage Heater, Fridge, Stove, Dishwasher, Washer, Dryer, Freezer, TV Mount, Trampoline, Window coverings (as is)

4-bedroom, 4-bathroom 1,849 sf north facing Family home located in O'Brien Park, set away from busy road noise while offering quick access to main routes and south side amenities, such as the Eastlink Centre, Costco or parks. This fully developed two storey includes an open floor plan on the main floor and a spacious bonus/family room above the oversized garage—well suited for a media room or additional living space. The main floor has tile and beautiful upgraded hardwood flooring and is an open layout — with the kitchen, dining area, and living room connecting together - great for everyday living and entertaining. The kitchen features stainless steel appliances, generous counter space, and a practical island. Additional comfort features include air conditioning, a garburator, and a gas fireplace. Durable carpet leads upstairs to the large bonus room above the garage and three bedrooms, including a primary bedroom with a walk-in closet and a very large, well appointed 16'x7' wide ensuite offering a well lit makeup vanity, double sinks, a jetted tub, and a large shower. The fully developed basement provides an additional bedroom, full bathroom, and family room, allowing for flexible use as guest space or a home office. The oversized 24x24 heated garage includes extra space for storage or a work area and provides two exterior man-doors — one for convenient access to the yard. Outside, the fully fenced yard offers a safe and functional space for fun and play. A well balanced home in a quiet O'Brien Park location with space, functionality, and practical features throughout. All furniture negotiable!