

**6022 O'Brien Lake Crescent**  
**Grande Prairie, Alberta**

**MLS # A2297511**



**\$565,000**

<b>Division:</b>	O'Brien Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,350 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Corner Lot, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, No Smoking Home, Pantry, See Remarks, Stone Counters, Storage, Sump Pump(s), Wired for Sound		

**Inclusions:** Fridge, Stove, Dishwasher, Washer/Dryer, all window coverings, central vac and attachments, garage fridge

Welcome to O'Brien Lake—where space, quality, and pride of ownership come together in a home that truly stands apart. Positioned on a massive interior corner lot with no sidewalk to shovel, this property immediately impresses with its curb appeal, long driveway, and elevated setting—approximately one meter above surrounding homes—providing excellent drainage and confidence in the lot. Tucked on a quiet street with wonderful neighbours, this is a location that offers both comfort and community. Built in 2012 and meticulously maintained by the original owner, this fully developed 5-bedroom, 3-bathroom bi-level offers a layout that balances function and finish. A large tiled front entry creates a welcoming first impression, leading into a bright and inviting main level featuring maple cabinetry, a corner pantry, induction stove, and a seamless flow between the kitchen, dining, and living areas—ideal for everyday living and entertaining. The kitchen offers an excellent footprint with ample room to incorporate a full island if desired. Tile flooring carries through the kitchen and bathrooms, adding both durability and style. Main floor laundry and thoughtful storage throughout keep the home feeling organized and efficient. The primary suite is a comfortable, cozy retreat complete with its own private ensuite and his-and-hers closets, offering both function and a touch of everyday luxury. Two additional bedrooms complete the main floor. The fully developed basement is elevated by tall ceilings, creating an open, airy feel rarely found in this style of home. Two additional bedrooms, a full bathroom, and a spacious lower living room—wired for sound—provide flexible space for family living, guests, or entertaining. Outside, enjoy a professionally landscaped yard with mature perennials, finished beds, and a

productive 10 x 20 raised garden. The two-tier treated wood deck offers a polished space for relaxing or hosting. The yard also accommodates RV parking at the rear and is complemented by a 24 x 24 heated garage. Additional highlights include air conditioning, a natural gas BBQ hookup, natural gas dryer, gas line roughed-in for a future fireplace in the lower living room, and a sound system completes the lower living room. A rare opportunity to own a meticulously cared-for home on a standout lot in one of Grande Prairie's most desirable neighborhoods—offering space, function, and long-term value.