

11049 67 Avenue
Grande Prairie, Alberta

MLS # A2349651



\$460,000

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	rs
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		
Inclusions:	garage heater, AC unit, blinds		

Updated 3-bedroom, 2.5-bathroom O'Brien Lake home with a BONUS ROOM, central A/C, quartz countertops, stainless steel appliances, a 21' x 25' heated garage, and a private treed backyard! This immaculate 2-storey features a bright, wide-open main-floor layout with an updated kitchen offering refinished cabinetry and quartz countertops, spacious living and dining areas, main-floor laundry, and a convenient half bath. Upstairs you'll find a large bonus room, 3 bedrooms, and 2 full bathrooms, including an oversized primary bedroom with a walk-in closet and spacious ensuite featuring a soaker tub and separate shower. Recent updates include central A/C (2025), quartz kitchen countertops (2023), new carpet (2023), fresh paint (2023), and a hot water tank (2023). The unfinished basement provides plenty of room for future development. Outside, enjoy a large fenced and private treed backyard with a south-facing deck, plus an extra-long 36' driveway and an oversized 21' x 25' heated and insulated garage with double doors. Located on a side street in desirable O'Brien Lake, just a short walk from a kids' park! Please click on the video or 3D link to enjoy the 3D virtual tour!