

**11033 67 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2123515**



**\$452,500**

<b>Division:</b>	O'Brien Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,301 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Pantry		

**Inclusions:** 2 of each appliance

5 bed 3 bath O'Brien Lake home with a basement suite, fully rented for \$3750/ month! The upper suite pays \$1950 incl. utilities and the lease ends July 31, 2025. The basement suite pays \$1800 incl. utilities and lease ends June 30, 2024. This home could also be easily converted into a whole house by adding a doorway at the bottom of the stairs (the seller could install it). The upper suite is a spacious 1300 sqft, featuring 3 bedrooms and 2 full bathrooms and has its own laundry, entry and garage bay. The self-contained non-conforming basement suite features 9' ceilings, 2 bedrooms, 1 bathroom and has its own, laundry, kitchen, garage bay and entrance. This property has been owned and well maintained by one owner since new and its condition will impress.