



10929 65 Avenue
Grande Prairie, Alberta

MLS # A2143977



\$549,900

Division:	O'Brien Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,959 sq.ft.	Age:	2009 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Lake, Irregular Lot, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	See Remarks	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER, DRYER, ALL WINDOW COVERINGS

With the HOT real estate market COOL off this SUMMER with the perfect home for your growing family, backing on the edge of O'Brien Lake. This 1959 SQFT 2 Storey property boasts a spacious entryway, an elegant living room with hardwood floors and a gas fireplace, and a large upgraded kitchen with stainless steel appliances, granite countertops, and a corner pantry. The central dining area opens to a large deck featuring a custom electric awning for shade and privacy, along with a glass railing to enjoy the stunning view. Upstairs, you'll find three spacious bedrooms, including a master retreat with a relaxing ensuite, a second full bathroom, and a bonus room ideal for cozying up to watch TV. The walk-out basement is designed for entertaining, complete with a wet bar, family room, full bath, and a fourth bedroom. Step outside to the aggregate patio with a private fenced yard with underground sprinklers. Additional features include a double heated garage and a large shed for your toys, A/C and coveted Pool! Conveniently located just a short walk from parks, walking trails, and the Eastlink Center.