



**11105 60 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2162935**



**\$499,888**

<b>Division:</b>	O'Brien Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,450 sq.ft.	<b>Age:</b>	2010 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, RV Access/Parking		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Fruit Trees/Shrub(s), No Neighbours Behind,		

<b>Heating:</b>	Electric, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Manufactured Floor Joist, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable, Electricity Connected, Garbage Collection, High
<b>Features:</b>	Breakfast Bar, Central Vacuum, Closet Organizers, Granite Counters, No Smoking Home, Pantry, Vinyl Windows		

**Inclusions:** Attached shelving in Garage

Discover the perfect blend of comfort & convenience in the highly sought after location in the O'Brien Lake neighborhood. This lovely 2 Storey fully finished home has tons of thoughtfully developed space throughout & is on a large beautifully landscaped lot with NO REAR NEIGHBORS. Another highly desirable amazing feature is the huge RV Parking area available - 12 Ft wide and 44 Ft in length (super hard to find). This home offers 3 bedrooms on the top floor - a master suite that has a 4pc. ensuite bathroom & walk in closet; two additional bedrooms on the upper level - one with a walk in closet & the other bedroom has wall to wall closet with built in shelving. There is a main 4 pc. bathroom on the upper level. The main floor has spacious front tiled entrance with an attractive front door with opening sidelite feature (perfect for moving large furniture & appliances) & this leads into the living room with a wall of windows to enjoy the lovely backyard, a built in electric fireplace with fan & built in shelving/TV area. The kitchen has walnut colored maple cabinetry, beautiful granite counters & "almost" new high end stainless appliances; also an organized pantry area. There is a 2 pc. guest bathroom on the main floor with granite counters to match those in the kitchen. The basement is fully developed with nice large windows & offers an nice compact office space, a bedroom, 3 pc. bathroom & good size family room. The laundry area is located in the utility room. The outdoor space here is AMAZING! Very peaceful with trees & covered gazebo area. The backyard has stamped concrete firepit area & walkway at the side of the house once you open the gate. There are so many clean designated storage areas for all your tools & gardening. Tons of perennials here - black currants, raspberries, flowers. Notable Features: new high efficiency hot water tank, Heated garage, stamped concrete

walkways/firepit area in backyard, Shed with electricity & finished shelving, fully fenced yard with 2 gates, walking distance to school & bus route. This is a one owner home that have cared for it & loved living here! Welcome to your new home!!