

**11301 62 Avenue
Grande Prairie, Alberta**

MLS # A2206421



\$525,999

Division:	O'Brien Lake		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,395 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Driveway, Front Drive, Garage Door Opener, Garage Fac		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Lawn		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Breakfast Bar, Ceiling Fan(s), Chandelier, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Walk-In Closet(s)

Inclusions: Dishwasher, Washer & Dryer, Microwave, Stove, Refrigerator

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RS

Utilities: -

Stunning Home with a Fully Finished & Heated 3-Car Garage in Highly Sought-After O'Brien Lake! This immaculate home sits on a desirable corner lot in the beautiful community, just steps from schools, walking trails, parks, and more! From the moment you step inside, you're welcomed by a spacious tiled entryway leading into a meticulously maintained home. The kitchen is a chef's dream, featuring granite countertops, under-cabinet lighting, a huge island with a wine rack and eating bar, and an oversized dining area—perfect for entertaining! The inviting living room boasts gorgeous hardwood floors, a brick fireplace with a mantle, and plenty of natural light. The luxurious primary ensuite is a true retreat, offering heated floors, dual vanities, a large soaker tub, a tiled shower with a bench, and a generous walk-in closet. The fully fenced south facing backyard features a beautiful deck, and a separate area that is gravelled with shed—perfect for extra storage. The fully finished and heated triple-car garage adds even more convenience and functionality. This home is truly a must-see—don't miss out on this incredible opportunity in O'Brien Lake! Call your favourite agent today, this home won't last long!