

10942 O'Brien Lake Crescent
Grande Prairie, Alberta

MLS # A2255117



\$530,000

Division:	O'Brien Lake		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,514 sq.ft.	Age:	2008 (17 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Y		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: existing window blinds, garden shed, tv mount in basement

Welcome to O'Brien Lake! This stunning 5-bedroom modified bi-level backs onto the walking path and lake, just steps from Cyril Clarke Park. Featuring a bright open-concept design with a cozy gas fireplace, spacious kitchen with eating bar, and a private master suite with jet tub & walk-in shower, this home has it all. The fully finished basement offers 9' ceilings, a huge family room, 2 bedrooms, and another full bath. Enjoy central A/C, a double attached garage, landscaped and fenced yard, plus a large glass-paneled deck with gas hookup. Recent updates: dishwasher (2023), washer & dryer (2024), hot water tank (2024), upstairs carpet (2024), patio door (2025). An ideal family home in one of Grande Prairie's most desirable neighborhoods!