

11117 60 Avenue
Grande Prairie, Alberta

MLS # A2255926



\$464,900

Division:	O'Brien Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,474 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, See Remarks		

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Garage Door Opener & Controls

Welcome to this beautiful two storey home in the sought-after community of O'Brien Lake, ideally located close to schools, walking trails, and parks. Step inside to a spacious tiled entry that leads into a bright, open-concept main floor. The kitchen offers wrap-around countertops with seating, ample cabinetry, a pantry, stainless steel appliances, and convenient access from the attached double heated garage, perfect for unloading groceries. The living room is filled with natural light and features a cozy fireplace, while the main floor also includes a half bath and laundry for added convenience. Upstairs, the expansive primary bedroom boasts a walk-in closet and full ensuite, complemented by two additional bedrooms and a full bath. The fully developed basement offers a large recreational space and an additional bathroom, ideal for family living or entertaining. Enjoy the outdoors in the fully fenced and landscaped backyard with a two-tiered deck. Additionally this home features air conditioning. This move-in-ready home has everything you need, don't miss it!! Book your showing today!