

11110 O'Brien Lake Drive  
Grande Prairie, Alberta

MLS # A2274495



## \$530,000

|                  |                                                           |               |                   |
|------------------|-----------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | O'Brien Lake                                              |               |                   |
| <b>Type:</b>     | Residential/House                                         |               |                   |
| <b>Style:</b>    | Modified Bi-Level                                         |               |                   |
| <b>Size:</b>     | 1,434 sq.ft.                                              | <b>Age:</b>   | 2006 (20 yrs old) |
| <b>Beds:</b>     | 3                                                         | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached, Garage Faces Front, Heated Garage |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                                                 |               |                   |
| <b>Lot Feat:</b> | Front Yard, Landscaped, Lawn, Many Trees, Rectangular Lot |               |                   |

|                    |                                                                                                                                                |                   |                                                     |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----------------------------------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                        | <b>Water:</b>     | Public                                              |
| <b>Floors:</b>     | Carpet, Hardwood, Tile, Vinyl Plank                                                                                                            | <b>Sewer:</b>     | Public Sewer                                        |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                | <b>Condo Fee:</b> | -                                                   |
| <b>Basement:</b>   | Full                                                                                                                                           | <b>LLD:</b>       | -                                                   |
| <b>Exterior:</b>   | Brick, Stone, Vinyl Siding, Wood Frame                                                                                                         | <b>Zoning:</b>    | RS                                                  |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                | <b>Utilities:</b> | Electricity Connected, Natural Gas Connected, Sewer |
| <b>Features:</b>   | Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, Vaulted Ceiling(s), Walk-In Closet(s) |                   |                                                     |

**Inclusions:** Central Air Conditioner, Dishwasher, Electric Stove, Garage Control, Microwave Hood Fan, Refrigerator, Washer/Dryer. Blinds, window covering remotes.

Looking for something beyond the ordinary? This updated O'Brien Lake gem redefines the bi-level home with a unique, functional floor plan and stylish modern upgrades. From the striking open-concept layout to the premium finishes throughout, this property is a standout choice for buyers who refuse to compromise on aesthetics or utility. The heart of the home is a bright, airy main floor where massive windows flood the living area with natural light. Culinary enthusiasts will love the sleek kitchen, complete with granite surfaces, a central island, and a full suite of stainless steel appliances. This level also provides a versatile formal dining room—perfect for hosting or as a quiet executive office—alongside a spacious guest room and full bath. Peace and solitude await on the dedicated upper level, where the primary bedroom serves as a true getaway. This retreat features a massive walk-in closet and a spa-like ensuite outfitted with a deep soaking tub, separate shower, and a custom vanity with a built-in makeup station. The fully developed basement serves as a seamless continuation of the home, and is accessed by an inviting, wide staircase. At its core is a comfortable media or family room centered around a warm gas fireplace—a space that adapts easily to your needs, whether for work or play. This level is further enhanced by another bedroom, a full washroom, and a large multi-purpose lounge, with the added convenience of a separate, finished laundry area. High-end details permeate the property, from the warmth of the hardwood floors and granite surfaces to the modern lighting and custom remote-controlled window treatments. On hot summer days, the central air conditioning ensures the interior remains a cool retreat. The outdoor space is a masterpiece of privacy, framed by magnificent mature trees. This backyard sanctuary features meticulous

landscaping with stone accents and crisp concrete edging. Entertaining is effortless on the dual-level deck, which boasts gas lines on both tiers; grill under the shelter of the upper level or gather around the firepit on the lower platform. Completing the property, the heated double garage is a dream for any hobbyist, featuring a sleek epoxy floor, washer & dryer hook-ups, storage options and a tidy, professional finish. Discover a home that perfectly captures the essence of sophisticated subdivision living! Contact a REALTOR® today for more information or to view.