

**11330 63 Avenue
Grande Prairie, Alberta**

MLS # A2220667



\$625,000

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|------------------|------------------------|---------------|------------------|
| Division: | O'Brien Lake | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,206 sq.ft. | Age: | 2018 (7 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Triple Garage Attached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | No Neighbours Behind | | |

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|--------------------|--|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Stone, Vinyl Siding | Zoning: | RG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s) | | |

Inclusions: Fridge, stove, dishwasher, washer, dryer, garburator, gazebo, window coverings, whole home RO system, AC, 2GDO's and remotes, irrigation, garage shelving and Workbench

Beautiful two-storey home in the sought-after O'Brien Lake , offering 2,206 sq ft of well-designed living space with no rear neighbors and a triple heated garage. This home features a spacious front entry, a 2-piece powder room, and an open-concept main floor with white cabinetry, quartz countertops, a large pantry, and eating bar in the kitchen. The bright dining area leads to a deck with gas line and included gazebo, perfect for entertaining. The living room is complete with a cozy gas fireplace. Upstairs includes a versatile bonus room, a large laundry room with cabinetry, and three bedrooms. The primary suite offers a luxurious 5-piece ensuite with double sinks, soaker tub, walk-in shower, and a massive walk-through closet with built-in cabinets. The yard is fully fenced and landscaped. The finished, painted triple garage is heated and includes shelving, a workbench, and two garage door openers. Extras: brand new fridge, double oven, dishwasher, washer, dryer, garburator, window coverings, whole-home reverse osmosis system, central A/C, irrigation system, gazebo, and more. This move-in-ready home combines style, space, and an unbeatable location. Book your private showing today!