

11117 60 Avenue  
Grande Prairie, Alberta

MLS # A2255926



\$464,900

|             |                                                                                                            |            |    |
|-------------|------------------------------------------------------------------------------------------------------------|------------|----|
| 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!!&nbsp;Book your showing today!