

780-380-6207
meghan@meghanrobinson.net

11105 60 Avenue
Grande Prairie, Alberta

MLS # A2162935



\$499,888

Division:	O'Brien Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,450 sq.ft.	Age:	2010 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Fruit Trees/Shrub(s), No Neighbours Behind,		

Heating:	Electric, Fireplace(s), Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Manufactured Floor Joist, Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Garbage Collection, High
Features:	Breakfast Bar, Central Vacuum, Closet Organizers, Granite Counters, No Smoking Home, Pantry, Vinyl Windows		

Inclusions: Attached shelving in Garage

Discover the perfect blend of comfort & convenience in the highly sought after location in the O'Brien Lake neighborhood. This lovely 2 Storey fully finished home has tons of thoughtfully developed space throughout & is on a large beautifully landscaped lot with NO REAR NEIGHBORS. Another highly desirable amazing feature is the huge RV Parking area available - 12 Ft wide and 44 Ft in length (super hard to find). This home offers 3 bedrooms on the top floor - a master suite that has a 4pc. ensuite bathroom & walk in closet; two additional bedrooms on the upper level - one with a walk in closet & the other bedroom has wall to wall closet with built in shelving. There is a main 4 pc. bathroom on the upper level. The main floor has spacious front tiled entrance with an attractive front door with opening sidelite feature (perfect for moving large furniture & appliances) & this leads into the living room with a wall of windows to enjoy the lovely backyard, a built in electric fireplace with fan & built in shelving/TV area. The kitchen has walnut colored maple cabinetry, beautiful granite counters & "almost" new high end stainless appliances; also an organized pantry area. There is a 2 pc. guest bathroom on the main floor with granite counters to match those in the kitchen. The basement is fully developed with nice large windows & offers an nice compact office space, a bedroom, 3 pc. bathroom & good size family room. The laundry area is located in the utility room. The outdoor space here is AMAZING! Very peaceful with trees & covered gazebo area. The backyard has stamped concrete firepit area & walkway at the side of the house once you open the gate. There are so many clean designated storage areas for all your tools & gardening. Tons of perennials here - black currants, raspberries, flowers. Notable Features: new high efficiency hot water tank, Heated garage, stamped concrete

walkways/firepit area in backyard, Shed with electricity & finished shelving, fully fenced yard with 2 gates, walking distance to school & bus route. This is a one owner home that have cared for it & loved living here! Welcome to your new home!!