



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
 OUELLETTE  
 ASSOCIATE

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10929 65 Avenue  
 Grande Prairie, Alberta

MLS # A2143977



**\$549,900**

<b>Division:</b>	O'Brien Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,959 sq.ft.	<b>Age:</b>	2009 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Few Trees, Lake, Irregular Lot, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** FRIDGE, STOVE, DISHWASHER, WASHER, DRYER, ALL WINDOW COVERINGS

With the HOT real estate market COOL off this SUMMER with the perfect home for your growing family, backing on the edge of O'Brien Lake. This 1959 SQFT 2 Storey property boasts a spacious entryway, an elegant living room with hardwood floors and a gas fireplace, and a large upgraded kitchen with stainless steel appliances, granite countertops, and a corner pantry. The central dining area opens to a large deck featuring a custom electric awning for shade and privacy, along with a glass railing to enjoy the stunning view. Upstairs, you'll find three spacious bedrooms, including a master retreat with a relaxing ensuite, a second full bathroom, and a bonus room ideal for cozying up to watch TV. The walk-out basement is designed for entertaining, complete with a wet bar, family room, full bath, and a fourth bedroom. Step outside to the aggregate patio with a private fenced yard with underground sprinklers. Additional features include a double heated garage and a large shed for your toys, A/C and coveted Pool! Conveniently located just a short walk from parks, walking trails, and the Eastlink Center.