

**11062 67 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2207087**



**\$454,000**

<b>Division:</b>	O'Brien Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,210 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Gazebo, Landscaped, Many Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Smoking Home		

**Inclusions:** n/a

This 1210 sq/ft 4 bedroom, 3 bath home is located in O'brien lake and shows top notch. The very spacious and open floor plan features hardwood flooring through out the living room, hallway and all 3 bedrooms. The kitchen has an abundance of storage and quartz counter tops. The basement is fully finished with a large family room with gas fireplace, bedroom, bar area and bathroom. No carpet. The yard is fenced with mature trees and landscaping. There is a massive deck just off the kitchen area. The 24x24 garage is heated.