

**11054 67 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2208963**



**\$469,900**

<b>Division:</b>	O'Brien Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,495 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<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>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** na

Welcome to this spacious 5-bedroom, 3 full bath modified bi-level home located in the desirable O'Brien Lake neighborhood. This beautifully maintained property features an open-concept layout, vaulted ceilings, and plenty of natural light throughout. The highlight is the awesome master suite—complete with a private bath, walk-in closet, and a relaxing retreat feel. With two generous living areas, a large kitchen, and a fully finished lower level, there's room for everyone to spread out and enjoy. Nestled in a family-friendly community with parks and trails nearby, this home is a must-see!