

**11314 Oâ€™Brien Lake Drive**  
**Grande Prairie, Alberta**

**MLS # A2285164**



**\$660,000**

|                  |                            |               |                  |
|------------------|----------------------------|---------------|------------------|
| <b>Division:</b> | O'Brien Lake               |               |                  |
| <b>Type:</b>     | Residential/Duplex         |               |                  |
| <b>Style:</b>    | Attached-Up/Down, Bungalow |               |                  |
| <b>Size:</b>     | 1,368 sq.ft.               | <b>Age:</b>   | 2026 (0 yrs old) |
| <b>Beds:</b>     | 6                          | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached     |               |                  |
| <b>Lot Size:</b> | 0.12 Acre                  |               |                  |
| <b>Lot Feat:</b> | Back Yard                  |               |                  |

|                    |                 |                   |    |
|--------------------|-----------------|-------------------|----|
| <b>Heating:</b>    | Forced Air      | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Vinyl Plank     | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full            | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding    | <b>Zoning:</b>    | RG |
| <b>Foundation:</b> | Poured Concrete | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Quartz Counters |                   |    |

**Inclusions:** N/A

**JOB 2525 The Tamarack:** Discover an exceptional opportunity in O'Brien with this brand-new bungalow duplex, offering two complete residences for the price of one. Thoughtfully designed for modern living. Both units feature 3 Beds and 2 Baths with a functional open-concept layout with bright living spaces and quality finishes throughout as well as independant garage spaces. The kitchens are beautifully appointed with contemporary cabinetry, sleek countertops, and ample workspace, flowing seamlessly into the dining and living area. Spacious bedrooms provide comfort and flexibility, while well-designed bathrooms add style and convenience. The fully developed lower unit also hosts 3 Bedrooms and 2 Baths with its own garage access. Great income producing property in a great neighbourhood very close to the school. Situated in a desirable neighbourhood close to schools, parks, trails, and amenities, this property is perfect for homeowners, investors, or those looking to offset their mortgage. A rare chance to own a new construction duplex in O'Brien&mdash;don&rsquo;t miss it. Call your Realtor today and plan for your June 1st possession.