

**11078 67 Avenue
Grande Prairie, Alberta**

MLS # A2331449



\$489,900

Division:	O'Brien Lake		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,363 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, See Remarks		

Inclusions: Refrigerator, Stove, Dishwasher, Washer, Dryer

Welcome to this beautifully updated bi-level in O'Brien Lake, offering no rear neighbours and a private, fully fenced backyard surrounded by mature trees. With a double attached garage, air conditioning, front yard irrigation, newer shingles, and a new hot water tank, this home combines comfort with thoughtful updates throughout. Step inside to a spacious entryway featuring garage access and generous coat closets for everyday convenience. Upstairs, the bright living room is filled with natural light, creating a warm and inviting space to gather. The renovated kitchen is sure to impress with new cabinetry, countertops, backsplash, sink, faucet, refrigerator, and over-the-range microwave. The adjoining dining area showcases a stylish feature wall and provides direct access to the backyard, making indoor-outdoor entertaining effortless. The main floor offers a spacious primary bedroom complete with double closets and a private 4-piece ensuite, along with two additional bedrooms and another full bathroom. Downstairs, the basement is partially developed (approximately 75%) with a fourth bedroom complete and another one framed & ready, providing a great start for future expansion or additional living space. Outside, enjoy the peaceful setting with no rear neighbours, a fully landscaped and fenced yard, and mature trees that provide exceptional privacy. This move-in ready home is located in one of Grande Prairie's most desirable neighbourhoods, close to parks, walking trails, schools, and amenities. Book your showing today!