

**11321 63 Avenue
Grande Prairie, Alberta**

MLS # A2213757



\$629,999

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|------------------|-----------------------------------|---------------|------------------|
| Division: | O'Brien Lake | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,998 sq.ft. | Age: | 2017 (8 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Triple Garage Attached | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Landscaped | | |

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|--------------------|---|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding | Zoning: | RG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Pantry | | |

Inclusions: Central air

Welcome to this beautifully maintained, fully developed two-storey home in sought-after O'Brien Lake! Offering 1,998 sqft above grade and loaded with upgrades, this property is just a short walk to École Catholique Louis Riel and scenic walking trails. Step inside to a spacious tiled entry with a built-in bench, leading to a bright living room featuring a cozy gas fireplace. The chef's kitchen impresses with a large island, corner pantry, and ample cabinetry—perfect for entertaining. A generous dining area opens to the sunny south-facing backyard, ideal for outdoor living. The tiled garage entry includes a main floor laundry room for added convenience. Upstairs, you'll find a spacious bonus room over the garage, and french doors open to the serene primary suite complete with a walk-in closet and a luxurious 5-piece ensuite featuring a soaker tub and separate tiled shower. The fully finished basement offers a large rec space with a dry bar—perfect for movie nights or hosting friends—as well as a fourth bedroom and full bathroom. Additional highlights include A/C, underground irrigation, upgraded rock wool insulation for improved soundproofing and efficiency, and a triple car garage. Move-in ready, in like-new condition, and close to all the amenities—this home truly has it all!