

**11053 66 Avenue  
Grande Prairie, Alberta**

**MLS # A2215105**



**\$539,900**

<b>Division:</b>	O'Brien Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,503 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, RV Access/Parking, RV Gated		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Jetted Tub, Separate Entrance, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this BEAUTIFULLY UPDATED 5-bedroom, 3-bathroom home with WALK-OUT BASEMENT, located in the highly desirable family-friendly neighborhood of O'Brien Lake equipped with CENTRAL AIR CONDITIONING for the warm summer months ahead. Thoughtfully renovated with modern touches throughout, this home combines comfort, style, and functionality in a layout perfect for growing families or those who love to entertain. Step inside to discover stunning NEW VINYL PLANK FLOORING, FRESH PAINT, AND AN OPEN-CONCEPT MAIN FLOOR that feels bright and airy under vaulted ceilings. The NEWLY RENOVATED KITCHEN is the heart of the home, featuring crisp white cabinetry, quartz countertops, a modern tile backsplash, stainless steel appliances, a corner pantry, and stylish floating shelves—ideal for showcasing your favorite pieces. A sleek black double sink overlooks the backyard, with easy access to the full-length deck that spans the back of the home. The INVITING LIVING ROOM centers around a cozy natural gas fireplace, framed by a custom feature wall and accented with designer lighting—creating the perfect space for family movie nights or hosting friends. Enjoy the convenience of a MAIN-FLOOR PRIMARY SUITE complete with a walk-in closet and luxurious 5-piece ensuite, including a jetted tub for relaxing evenings. Two additional bedrooms are located above the garage, along with a full 4-piece bathroom, offering a private space for kids or guests. Downstairs, the BRIGHT WALK-OUT BASEMENT offers even more space with two generously sized bedrooms, another updated full bathroom, a laundry room, and a large family room with a charming wood-burning fireplace. The walk-out leads to a concrete patio—perfect for a hot tub or backyard lounge setup. The FULL FENCED BACKYARD

offers RV PARKING with double gated access, while the heated double garage includes two man-doors for easy entry from both the front and back. This home is a fantastic find in O'Brien Lake—modern, spacious, and move-in ready. Don't miss your chance to make it yours. Contact your favorite realtor today to schedule a private tour!