

**11121 60 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2235601**



**\$449,900**

<b>Division:</b>	O'Brien Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,417 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Garden, Landscaped, Many Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Walk-In Closet(s)		

**Inclusions:** Back yard shed, gazebo, garden beds, bookshelf in basement, 3 shelves in primary bedroom, garage bench and attached shelves

Wonderful fully developed 2 story with 4 bedrooms and 3.5 baths, located in the desirable neighborhood of O'brien Lake, boasting walking trails around the lake, close proximity to parks, school and loads of green space. This home backs to trees with no rear neighbors and the back yard offers you a beautiful deck with gas line for grilling and a gazebo to help block the south exposure sun and gives the gardener in your family endless opportunity to show off their green thumb. Spacious entrance brings you through to the open main living area with loads of windows facing the gorgeous outdoor space. Main floor also hosts your laundry and a powder room. Upstairs' you'll find the large primary bedroom with full ensuite as well as 2 other good size bedrooms and the main bath. The great extra living space in the developed basement boats a large family room, bedroom a bath with shower as well as a super handy utility/storage room. This home has wonderful and desirable location and you will find the outdoor living space to be something that is not easy to find, the extra comforts of your new home will be airconditioned comfort in the summer and a nice size heated and finished garage for the winter months. Be sure not to hesitate taking a look, this home will move fairly quickly