

11313 O'Brien Lake Drive
Grande Prairie, Alberta

MLS # A2176094



\$619,900

Division:	O'Brien Lake		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,608 sq.ft.	Age:	2017 (7 yrs old)
Beds:	5	Baths:	3
Garage:	Aggregate, Double Garage Attached, Garage Door Opener, Heated Garage, S		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind, Landscaped, See Re		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Sauna, See Remarks, Walk-In Closet(s)		

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Garage Door Opener & Controls, Sauna, AC & garage heater

Stunning bungalow with walk-out bsmt and no back neighbors in the family friendly neighborhood of O'Brien Lake. This 1608 sq.ft bungalow is loaded with upgrades and features dramatic open concept layout with vaulted ceilings, feature beams, gorgeous South facing windows and picture-perfect fireplace with side built in's. Tons of dark cabinets in the jaw-dropping kitchen with center island, included appliances and nice-sized dining nook with access to the oversized maintenance free patio connected to the primary bedroom. Nice sized bedroom located just off entry makes a great home office and garage access features main floor laundry. 2nd bedroom is a generous size located down the hall from beautiful main floor bath. Primary suite features tons of South facing windows, patio access and a beautiful view of the private backyard and green space. Walk-in closet and ensuite with full quartz slab shower and soaker tub complete this primary suite oasis. The walk-out basement was professionally developed by the builder and showcases amazing oversized windows with man door to access lower aggregate patio. Massive open rec-room space perfect for kids play area, home gym and still room for a great size TV/theatre room space. 3rd full bath, lovely guest suite with man door to backyard plus den/storage room complete this fully functional and beautifully designed home. Fully fenced and landscaped with AC & Hardie board siding this home also features a custom built sauna (matches ext), perfect for the chilly GP days, enough room for you and your guests to enjoy the relaxing cedar smells while eliminating toxins; what better way to pass the long winter months ahead! Garage is fully finished and heated. This home is the total package and ready for an early Spring possession date, call today to view!