



DJ Golden
REAL ESTATE

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11033 67 Avenue
Grande Prairie, Alberta

MLS # A2211452



\$459,900

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|------------------|------------------------|---------------|-------------------|
| Division: | O'Brien Lake | | |
| Type: | Residential/House | | |
| Style: | Modified Bi-Level | | |
| Size: | 1,276 sq.ft. | Age: | 2006 (19 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Landscaped | | |

| | |
|--------------------|-------------------------------------|
| Heating: | Forced Air |
| Floors: | Carpet, Tile, Vinyl |
| Roof: | Asphalt Shingle |
| Basement: | Finished, Full, Suite |
| Exterior: | Vinyl Siding |
| Foundation: | Poured Concrete |
| Features: | Open Floorplan, Pantry, See Remarks |

| | |
|-------------------|----|
| Water: | - |
| Sewer: | - |
| Condo Fee: | - |
| LLD: | - |
| Zoning: | RS |
| Utilities: | - |

Inclusions: Refrigerator x2, Stove x2, Dishwasher, Washer x2, Dryer x2, Garage Door Opener & Controls

Tucked in O'Brien Lake subdivision this spacious modified bi-level offers ideal setup for extended families or savvy investors, featuring a non-conforming basement suite with its own entrance and single garage. The main floor boasts 3 bedrooms and 2 full bathrooms, including a generous primary bedroom with ensuite and walk-in closet. The open concept living area is filled with natural light, with a large kitchen plus pantry and dining space complete with deck access perfect for gatherings. The living room boasts a gas fireplace and large window with backyard views. Downstairs, the suite includes 2 bedrooms, 1 bathroom, a cozy living area with fireplace, and a functional kitchen - perfect for additional income or private guest accommodations. The large backyard is fully fenced and landscaped. With separate garages for each level and a thoughtfully designed layout, this property offers flexibility, comfort, and excellent potential. Book your showing today!