

**11114 60 Avenue**  
**Grande Prairie, Alberta**
**MLS # A2234208**

**\$519,900**

<b>Division:</b>	O'Brien Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,579 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Greenbelt, Lake, Land		

<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>	Stone, Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Double Vanity, Kitchen Island, Laminate Counters, Pantry, Sump Pump(s), Vaulted Ceiling(s)		

**Inclusions:** Shed

Step into your new family home, backing onto O'Brien Lake! Fully developed modified bi-level with a fenced back yard. Soaring vaulted ceilings featured in the main area, gas fireplace in living room, dining room with bonus built in side breakfast bar, and kitchen with corner pantry, and island. Main level has 2 bedrooms and a full bathroom. Over the garage is the expansive primary suite - large soaker tub, double vanity, separate shower and walk in closet. Fully developed basement has a gas fireplace in the living room, large office/bedroom with french doors, another bedroom and full bathroom, as well as an abundance of storage space. Heated garage for winter, and central A/C for the heat of summer! Wonderful deck off the dining area to enjoy the peace and tranquility of the lake, gas hookup for your bbq- and there is a shed beside the house for extra storage. Excellent location backing onto the lake and walking trails, close to school, playgrounds and the Eastlink Centre. Community orchard is right across the road. If your family is looking for a great home in great condition - this is the one!