

**11329 62 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2176058**



**\$485,000**

<b>Division:</b>	O'Brien Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,897 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Faces Front, Heated G		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Few Trees, Lawn, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Walk-In Closet(s)		

**Inclusions:** refrigerator, stove, dishwasher, washer, dryer, window coverings, garage door remote

The right house at the right time! This 5 bedroom, 4 bathroom home has everything your family needs! The FULLY-DEVELOPED, 2 storey is located on a quiet street in the lovely 'O'Brien Lake West' subdivision and is within walking distance from the new 'Ecole Catholique Louis Riel' school (French Immersion, pre-K - grade 9). The OPEN CONCEPT style of the main level has a kitchen with fashionable good looks of espresso cabinets, cream quartz countertops, attractive tile backsplash, island and pantry. Space flows seamlessly to the dining area with access to the backyard and then on to the living room with large windows, gorgeous hardwood flooring and corner gas fireplace with mantel. Can't you just imagine being surrounded with loved ones in front of the fire? Christmas tree up, and all the colourful lights & decorations! This festive season in your new home would give you even more reason to celebrate! The large tiled entryway allows you ample space to welcome guests & loved ones comfortably. Very handy half bathroom with laundry area beside garage access, completes the main floor. Going up, the choice is yours- either go to the 3 bedrooms or to the BONUS ROOM built away from the bedrooms- keep one ear on the TV and the other on the kids who are supposed to be sleeping. It has flexibility of use: a great space for playroom or to relax as a family or use as a library, office or even a huge bedroom for a lucky person. Primary bedroom has just an excellent ensuite with double sink vanity, bathtub, & separate walk-in shower. Check how good you look or do yourself up at the separate make-up station with lots of counter space, cabinets & big mirror all positioned right outside the walk-in closet. Convenient pocket door separates the 2 main ensuite areas. 2 more good sized bedrooms are downstairs

along with full bathroom, storage space and family room. Fully fenced south-facing backyard will be a wonderful space to enjoy when summer comes around again. Keep winter outside where it belongs when you park your vehicles in the double, 26' x 24' attached, heated garage. Take the 3D Tour then give a REALTOR® a call for more info or to view!