

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

**MLS # A2173432**



**\$550,000**

<b>Division:</b>	O'Brien Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,786 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Heated Garage, Oversized		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, See Remarks		

<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>	Concrete, Stone, Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, See Remarks, Soaking Tub, Stone Counters, Storage		

**Inclusions:** Call seller directly

Click brochure link for more details\*\* Discover this beautiful, fully developed 2-storey home in the heart of O'Brien, close to parks, walking trails, and schools, including Ecole Catholique Louis Riel. With 5 spacious bedrooms and 3.5 bathrooms, this home is designed to impress. As you enter, you're greeted by a large, bright, and open main floor with a tiled entryway. The living room boasts a cozy gas fireplace framed with elegant stone, while expansive windows fill the space with natural light. The chef-inspired kitchen is a true showstopper, featuring striking cream quartz countertops, dark espresso cabinets, and a stylish glass backsplash. Upstairs, you'll find a luxurious master suite with an ensuite bathroom that's pure indulgence: a huge glass shower, a soaker tub, and double his-and-hers sinks, along with a separate vanity and makeup counter. Two additional spacious bedrooms, a bonus room, and a main bathroom complete the second level. The fully developed basement includes two more bedrooms and a large entertainment room, perfect for movie nights or game days! The heated, oversized double garage (26 x 24) offers plenty of room for vehicles and storage. This home is perfect for families, with parks, trails, and schools just steps away.