



**GRASSROOTS**  
REALTY GROUP

**587-777-7276**  
yuri@grassrootsrealtygroup.ca

**10945 67 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2210969**



**\$539,900**

<b>Division:</b>	O'Brien Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,336 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Double Garage Attached, Driveway, Heated Garage		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	r1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, Open Floorplan, Pantry, Quartz Counters, Storage		

**Inclusions:** window coverings , ac unit

Discover this stunning bungalow, perfectly situated on a desirable corner lot in one of the top sought-after neighborhoods, O'Brien Lake. This exceptional single-family home boasts 1,358 sq. ft. of above-ground living space, with a total of approximately 2,700 sq. ft., making it an ideal sanctuary for families of all sizes. The sought-after architectural style of this bungalow is particularly appealing for elderly residents and families alike, as it offers convenient living with everything you need on one floor, while still providing additional space downstairs for guests or recreational activities. Step inside to find a beautifully renovated kitchen featuring elegant quartz countertops, modern fixtures, and an open concept design that seamlessly connects the living and dining areas—perfect for entertaining! The living room showcases gorgeous hardwood floors, adding warmth and character to the space, complemented by a cozy gas fireplace for chilly evenings. The main floor also includes a luxurious four-piece ensuite attached to the primary bedroom, ensuring privacy and comfort. Laundry is conveniently located on the main floor, a feature that many homeowners will appreciate. This home includes four spacious bedrooms and three well-appointed bathrooms, offering comfort and convenience for all. The main floor boasts a dedicated office and an additional den, while the lower level features two bedrooms and a large rec room, perfect for gatherings. You'll also find two storage areas and a three-piece bathroom on this floor, along with another inviting gas fireplace to keep the space warm. One standout feature of this property is the ample RV parking, a rare find that outdoor enthusiasts will greatly appreciate. The side access allows for easy entry and storage of recreational vehicles, making this home a dream for those who love to travel or explore. Outdoor enthusiasts

will enjoy the south-facing back deck, fantastic for summer nights, along with a fully landscaped yard. Plus, with convenient natural gas hookups, hosting barbecues and outdoor gatherings has never been easier! The location is another major highlight of this home. With a high Walk Score, you'll find yourself just moments away from the Eastlink Center, a large recreational facility that offers a variety of indoor and outdoor activities, including community pools. Grocery stores and shopping centers, including Walmart and Costco, are also nearby, providing all the conveniences you need. Quick access to highways 40 South towards Vancouver and 43 West makes travel a breeze, further enhancing the appeal of this prime location. While the photos provide a glimpse of this remarkable home, they truly do not capture the full essence and charm it offers. We encourage you to see it in person to appreciate all it has to offer! The double car garage (22x24) provides ample space for vehicles and storage alike, while the added comfort of air conditioning ensures a pleasant environment year-round. A must see!!!