

# \$464,900 - 11117 60 Avenue, Grande Prairie

MLS® #A2255926

**\$464,900**

3 Bedroom, 3.00 Bathroom, 1,474 sqft

Residential on 0.14 Acres

O'Brien Lake, Grande Prairie, Alberta

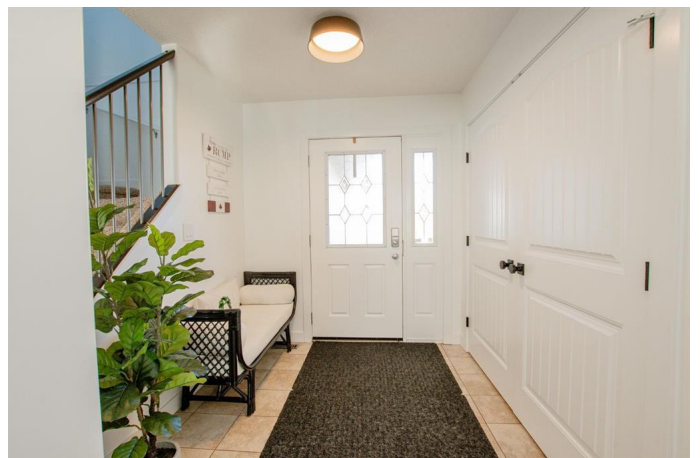
Welcome to this beautiful two storey home in the sought-after community of O'Brien Lake, ideally located close to schools, walking trails, and parks. Step inside to a spacious tiled entry that leads into a bright, open-concept main floor. The kitchen offers wrap-around countertops with seating, ample cabinetry, a pantry, stainless steel appliances, and convenient access from the attached double heated garage, perfect for unloading groceries. The living room is filled with natural light and features a cozy fireplace, while the main floor also includes a half bath and laundry for added convenience. Upstairs, the expansive primary bedroom boasts a walk-in closet and full ensuite, complemented by two additional bedrooms and a full bath. The fully developed basement offers a large recreational space and an additional bathroom, ideal for family living or entertaining. Enjoy the outdoors in the fully fenced and landscaped backyard with a two-tiered deck. Additionally this home features air conditioning. This move-in-ready home has everything you need, don't miss it!! Book your showing today!

Built in 2010

## Essential Information

MLS® # A2255926

Price \$464,900



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,474       |
| Acres          | 0.14        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11117 60 Avenue |
| Subdivision | O'Brien Lake    |
| City        | Grande Prairie  |
| County      | Grande Prairie  |
| Province    | Alberta         |
| Postal Code | T8W 0H6         |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | Open Floorplan, See Remarks                                                                       |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                                                        |
| Cooling           | Central Air                                                                                       |
| Fireplace         | Yes                                                                                               |
| # of Fireplaces   | 1                                                                                                 |
| Fireplaces        | Gas                                                                                               |
| Has Basement      | Yes                                                                                               |
| Basement          | Finished, Full                                                                                    |

### Exterior

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

|                 |                                  |
|-----------------|----------------------------------|
| Lot Description | Landscaped, No Neighbours Behind |
| Roof            | Asphalt Shingle                  |
| Construction    | Vinyl Siding                     |
| Foundation      | Poured Concrete                  |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 14th, 2025 |
| Days on Market | 10                 |
| Zoning         | RS                 |

### **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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