

# \$480,000 - 11109 O'Brien Lake Drive, Grande Prairie

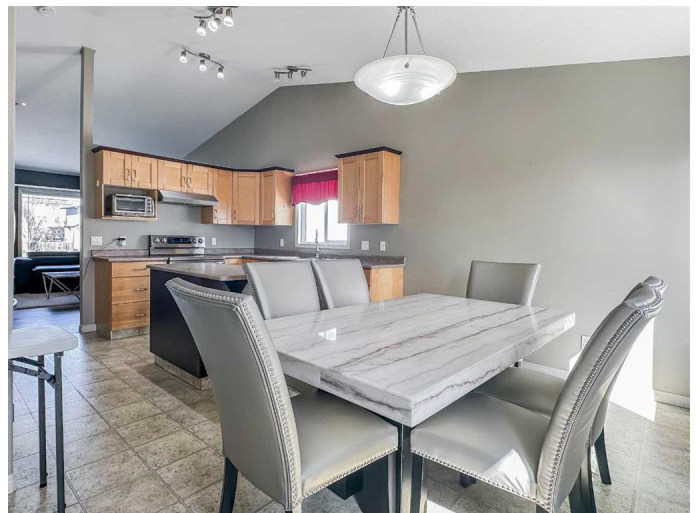
MLS® #A2210214

**\$480,000**

5 Bedroom, 3.00 Bathroom, 1,218 sqft  
Residential on 0.13 Acres

O'Brien Lake, Grande Prairie, Alberta

Welcome to 11109 O'Brien Lake Drive – a beautifully maintained home nestled in one of the city's most sought-after neighborhoods. With 5 spacious bedrooms and 3 full bathrooms, this property offers the perfect blend of functionality and comfort for growing families or buyers looking to have a mortgage helper in the basement! Upstairs, you'll find three generously sized bedrooms, including a bright and airy Master bedroom, complete with a private ensuite. The main floor also features a well-appointed bathroom and an open-concept living area ideal for entertaining or relaxing with loved ones. Downstairs, the fully finished walkout basement adds incredible value and flexibility, featuring 2 additional bedrooms, a full bathroom, and a brand new, modern kitchen – perfect for guests, in-laws, or potential rental income. The home features a heated garage for those cold GP winters and AC for the summer heatwaves! Large windows and walkout access bring in natural light and provide seamless indoor-outdoor living. Located close to parks, schools, and all amenities, this home offers everything you need in a prime location. Don't miss your opportunity to own this versatile and beautifully updated property in O'Brien Lake. Call your trusted realtor TODAY!



Built in 2007

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2210214    |
| Price          | \$480,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,218       |
| Acres          | 0.13        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 11109 O'brien Lake Drive |
| Subdivision | O'Brien Lake             |
| City        | Grande Prairie           |
| County      | Grande Prairie           |
| Province    | Alberta                  |
| Postal Code | T8W 0B5                  |

### Amenities

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

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, Pantry, See Remarks, Storage, Sump Pump(s)                |
| Appliances        | Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Full, Suite, Walk-Out                                     |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony, Fire Pit, Private Yard |
| Lot Description   | Back Yard                       |
| Roof              | Asphalt Shingle                 |

|              |                 |
|--------------|-----------------|
| Construction | Vinyl Siding    |
| Foundation   | Poured Concrete |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 24               |
| Zoning         | RS               |

### **Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Royal LePage - The Realty Group |
|----------------|---------------------------------|

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