

# \$468,500 - 11002 60 Avenue, Grande Prairie

MLS® #A2212367

## \$468,500

4 Bedroom, 3.00 Bathroom, 1,664 sqft  
Residential on 0.14 Acres

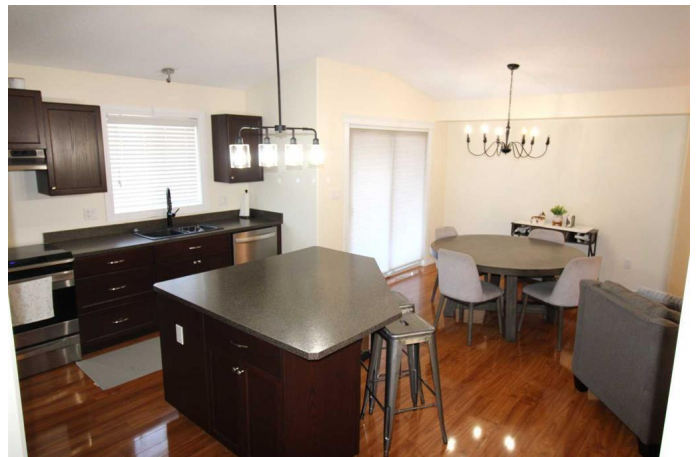
O'Brien Lake, Grande Prairie, Alberta

Great family home in O'Brien Lake backing onto park an walking distance to school. Living room offers cozy gas fireplace and lots of natural light. Kitchen includes plenty of cupboard space, pantry, island with eating bar & stainless steel appliances. 2 large bedrooms with walk in closets, full bathroom & convenient laundry room complete the main level. Upstairs you will find the huge master bedroom featuring large windows, walk in closet, plus second closet, ensuite bathroom complete with jetted soaker tub with tile surround, second bathtub with shower, & his/hers vanity. Basement is developed with nice family room, 4th large bedroom, room off living room could be used as office, playroom or be easily converted to another bedroom. Oversized double garage is 30' long meaning you can fit almost any vehicle inside and still have room for toys or workspace. Man door to house, front & back yard is a bonus. Backyard overlooks children's park & offers deck with privacy wall plus firepit area with sidewalk blocks

Built in 2010

## Essential Information

MLS® #	A2212367
Price	\$468,500
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	1,664
Acres	0.14
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

### **Community Information**

Address	11002 60 Avenue
Subdivision	O'Brien Lake
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 0H4

### **Amenities**

Parking Spaces	3
Parking	Double Garage Attached, Driveway
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, No Neighbours Behind

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 16th, 2025
Days on Market	20
Zoning	RS

### **Listing Details**

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

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.