

# \$619,900 - 10909 65 Avenue, Grande Prairie

MLS® #A2227955

**\$619,900**

4 Bedroom, 4.00 Bathroom, 1,901 sqft  
Residential on 0.14 Acres

O'Brien Lake, Grande Prairie, Alberta

Lovely 2 Storey fully developed home in O'Brien Lake subdivision **BACKING ONTO THE LAKE**. This home is extremely well kept & offers development on 3 levels: features a walk out basement (could be used as a suite-it is all ready for this), spacious bonus room located on the top floor, heated garage, secure RV Parking, beautiful paving stone steps, awesome backyard! When you walk in the front door the view opens to the whole house & out to the view of the Lake. The living room has a gas fireplace, hardwood floors & offers lots of room for seating your family & friends. The kitchen offers tons of counter & cabinet space, an island, and a pantry. Down a few steps there is a guest bathroom, a laundry room & porch area with access to the finished heated garage. The upper floor has the master suite which has a really LARGE bedroom & 5 pc. ensuite, 2 more nice sized bedrooms, the 4pc main bathroom & the Bonus Family room. The basement has been developed to use as a suite if you would like or just enjoy the kitchenette area for entertaining. The basement family room has large windows that look out into the yard which makes it not feel like a basement at all. The 4th bedroom & 3 pc. bathroom finish off the basement area. The basement has a separate laundry facility as well. It is nice to walk right out from the basement back entrance into the private south facing fenced backyard to enjoy gardening or use the gate to get on the amazing walking paths. This is a wonderful home that has been



well cared for & is ready for the next owner to love it!!

Built in 2006

### **Essential Information**

MLS® #	A2227955
Price	\$619,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,901
Acres	0.14
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	10909 65 Avenue
Subdivision	O'Brien Lake
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 0B3

### **Amenities**

Parking Spaces	6
Parking	Concrete Driveway, Double Garage Attached, Heated Garage, Multiple Driveways, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	Kitchen Island
Appliances	Bar Fridge, Dishwasher, Dryer, Portable Dishwasher, Refrigerator, Stove(s), Washer, Washer/Dryer Stacked, Window Coverings
Heating	Fireplace(s), Floor Furnace, Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Storage
Lot Description	Backs on to Park/Green Space, Lake, Many Trees, No Neighbours Behind, Sloped Down
Roof	Asphalt Shingle
Construction	Silent Floor Joists, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 4th, 2025
Days on Market	14
Zoning	RS

## Listing Details

Listing Office	Century 21 Grande Prairie Realty Inc.
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