

**11026 60 Avenue
Grande Prairie, Alberta**

MLS # A1024421



\$359,900

Division:	O'Brien Lake		
Type:	Residential/House		
Style:	-		
Size:	1,227 sq.ft.	Age:	2009 (11 yrs old)
Beds:	6	Baths:	3
Garage:	Attached, Attached Garage, Double Garage, Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Other		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum, Tile

Roof: Asphalt Shingle

Basement: Finished, Walk-Out

Exterior: Stone, Vinyl Siding

Foundation: Poured Concrete

Features: High Ceilings, Laminate Counters, No Smoking Home, Separate Entrance

Water: -

Sewer: Sewer

Condo Fee: -

LLD: -

Zoning: rs

Utilities: -

Inclusions: -

Well cared for 6 bedroom 3 bathroom fully developed home in O'brien Lake, clean and ready for immediate possession and is priced below city tax assessment! Located less than a block from a kids park, within walking distance of the location for the new school in O'brien, and on a bus route, what an amazing location. This bi-level home was built in 2009 so it has nice white modern trim and paint colors and rich dark cabinetry. The kitchen features tile flooring, stainless appliances and patio doors that lead to a deck. The living room is laminate flooring, has a gas fireplace and receives lots of light through the south facing windows. The main floor has 3 bedrooms and 2 full bathrooms each with tile tub surrounds. The master bedroom easily fits a king sized bed, has a walk in closet and an ensuite with tub shower combo. The basement is fully developed with a recroom/2nd living room area, 3 bedrooms and a full bathroom. There is even a second entrance into the garage. The attached double garage is drywalled, painted and insulated and is 26' deep! The yard is fully fenced with 6' high wood privacy fence.