

**11026 60 Avenue
Grande Prairie, Alberta****MLS # GP215544****\$365,000**

Division:	O'Brien Lake		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,224 sq.ft.	Age:	2009 (11 yrs old)
Beds:	6	Baths:	3
Garage:	Attached, Attached Garage, Concrete Driveway, Double Garage, Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum, Tile	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Walk-Out	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	rs
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas
Features:	Laminate Counters, No Smoking Home		

Inclusions: fridge, stove, dishwasher, washer, dryer, blinds, gdo

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 mast 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.