

**10914 O'Brien Lake Crescent  
Grande Prairie, Alberta**

**MLS # A2173881**



**\$599,900**

<b>Division:</b>	O'Brien Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,783 sq.ft.	<b>Age:</b>	2010 (14 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Heated Garage, Triple Garage Attached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Lake, Garden, Interior Lot, No Neighbours Be		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	10-71-6-W6
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Suspended Ceiling		
<b>Inclusions:</b>	Blinds, narrow cabinet in master bedroom, garden boxes, shed. Security system hardware is staying (no contract with Telus)		

BACKING ON TO O'BRIEN LAKE, this IMMACULATE fully finished two-storey will be sure to impress! Boasting 1783 sq. ft. with 5 beds and 3.5 baths this home offers plenty of living space for your family and guests. Spacious tiled foyer with soaring ceiling and wainscoting sets the tone for the charm inside. The open-concept layout seamlessly connects the living, dining, and kitchen areas, all enhanced by beautiful hardwood flooring. Kitchen showcases quartz countertops, solid cabinetry, fully tiled backsplash, newer appliances, pantry, and a large island with breakfast bar, providing the perfect spot to socialize while preparing dinner. Adjacent dining area fits a large dining table for family meals with access to the rear deck. Living room with an abundance of natural light provides a cozy atmosphere to gather around the T.V. or fireplace. You'll enjoy a view of the lake from both the dining and living areas. Convenient laundry room with cabinets and 2 pc bath complete the main floor. The second floor features two spare bedrooms, a full 4-piece bath, and French doors leading to the primary suite, with walk-in closet and a gorgeous 5-piece ensuite with dbl vanity, separate shower, and a relaxing soaker tub. Basement is completely finished with a family room plus 2 additional bedrooms, 4 pc bath, under stair storage area, utility room and suspended ceiling for easy access to utilities. Your vehicles will appreciate the HEATED triple-car garage, which is fully finished and equipped with floor drains. Man gates on both sides of the home provide access to the huge fully fenced backyard, complete with rear privacy screen, handy gate to the walking trails, garden boxes, plus an adorable 8x12 shed with porch. You'll enjoy the lovely view from the elevated rear deck with enclosed storage below. Plenty of parking is provided with an EXTRA-WIDE DRIVEWAY

that can accommodate an RV. Located in the desirable O'Brien Lake subdivision, just minutes to all the amenities including the Eastlink Rec Centre, twin arenas, restaurants, shopping, several schools and more! MINT CONDITION & TURN-KEY. Arrange your private viewing today!