

# \$459,900 - 11033 67 Avenue, Grande Prairie

MLS® #A2211452

**\$459,900**

5 Bedroom, 3.00 Bathroom, 1,276 sqft  
Residential on 0.12 Acres

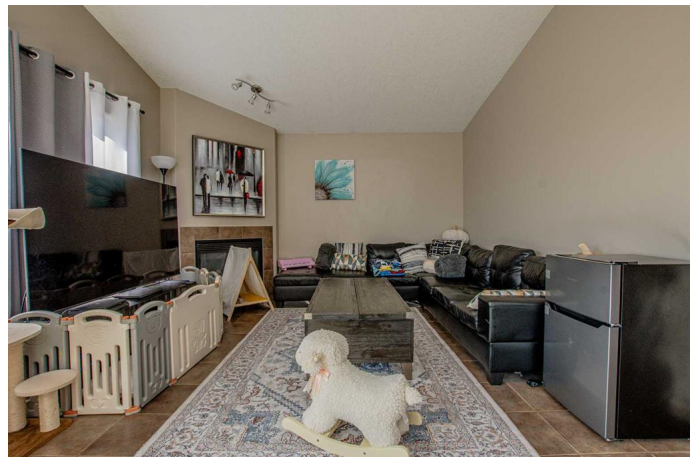
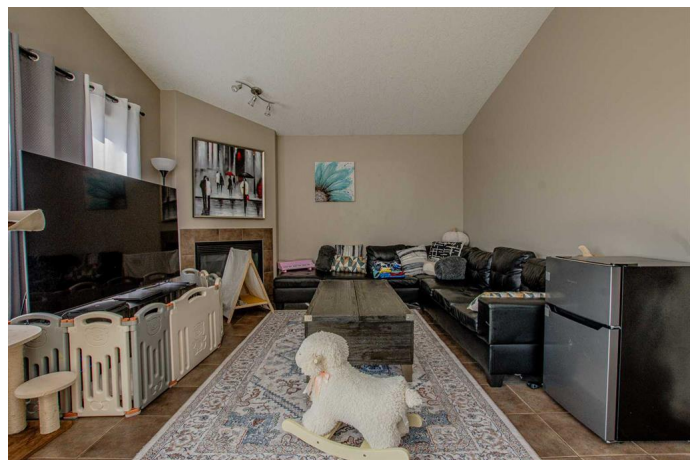
O'Brien Lake, Grande Prairie, Alberta

Tucked in O'Brien Lake subdivision this spacious modified bi-level offers ideal setup for extended families or savvy investors, featuring a non-conforming basement suite with its own entrance and single garage. The main floor boasts 3 bedrooms and 2 full bathrooms, including a generous primary bedroom with ensuite and walk-in closet. The open concept living area is filled with natural light, with a large kitchen plus pantry and dining space complete with deck access perfect for gatherings. The living room boasts a gas fireplace and large window with backyard views. Downstairs, the suite includes 2 bedrooms, 1 bathroom, a cozy living area with fireplace, and a functional kitchen - perfect for additional income or private guest accommodations. The large backyard is fully fenced and landscaped. With separate garages for each level and a thoughtfully designed layout, this property offers flexibility, comfort, and excellent potential. Book your showing today!

Built in 2006

## Essential Information

MLS® #	A2211452
Price	\$459,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3



Square Footage	1,276
Acres	0.12
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

### **Community Information**

Address	11033 67 Avenue
Subdivision	O'Brien Lake
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 2Y8

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Open Floorplan, Pantry, See Remarks
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite

### **Exterior**

Exterior Features	None
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 14th, 2025
Days on Market	11
Zoning	RS

## **Listing Details**

Listing Office RE/MAX Grande Prairie

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