

# \$460,000 - 11109 O'Brien Lake Drive, Grande Prairie

MLS® #A2227731

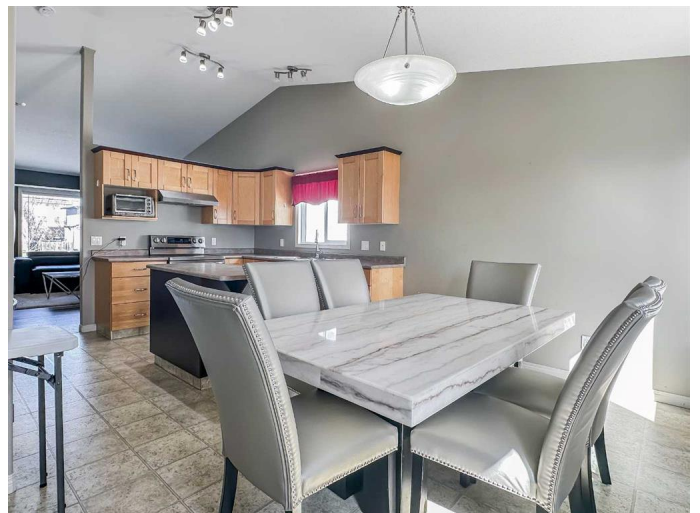
**\$460,000**

5 Bedroom, 3.00 Bathroom, 1,218 sqft

Residential on 0.13 Acres

O'Brien Lake, Grande Prairie, Alberta

Welcome to 11109 O'Brien Lake Drive – a beautifully maintained home nestled in one of the city's most sought-after neighborhoods. With 5 spacious bedrooms and 3 full bathrooms, this property offers the perfect blend of functionality and comfort for growing families or buyers looking to have a mortgage helper in the basement! Upstairs, you'll find three generously sized bedrooms, including a bright and airy Master bedroom, complete with a private ensuite. The main floor also features a well-appointed bathroom and an open-concept living area ideal for entertaining or relaxing with loved ones. Downstairs, the fully finished walkout basement adds incredible value and flexibility, featuring 2 additional bedrooms, a full bathroom, and a brand new, modern kitchen – perfect for guests, in-laws, or potential rental income. The home features a heated garage for those cold GP winters and AC for the summer heatwaves! Large windows and walkout access bring in natural light and provide seamless indoor-outdoor living. Located close to parks, schools, and all amenities, this home offers everything you need in a prime location. Don't miss your opportunity to own this versatile and beautifully updated property in O'Brien Lake. Call your trusted realtor TODAY!



Built in 2007

## Essential Information

MLS® #	A2227731
Price	\$460,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,218
Acres	0.13
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	11109 O'brien Lake Drive
Subdivision	O'Brien Lake
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 0B5

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Pantry, See Remarks, Storage, Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Full, Suite, Walk-Out

### Exterior

Exterior Features	Balcony, Fire Pit, Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle

Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

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

**Listing Details**

Listing Office	Royal LePage - The Realty Group
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