

# \$475,000 - 10954 67 Avenue, Grande Prairie

MLS® #A2249516

## \$475,000

4 Bedroom, 3.00 Bathroom, 1,105 sqft

Residential on 0.15 Acres

O'Brien Lake, Grande Prairie, Alberta

This beautifully maintained bungalow in Oâ€™Brien Lake is move-in ready and full of updates. With 2 bedrooms on the main floor and 2 more downstairs, it offers the perfect balance of space and functionality for any familyâ€™s lifestyle. Step inside to find a bright and inviting main level featuring vaulted ceilings, elegant hardwood flooring, and fresh paint throughout. The kitchen is a true highlight with granite countertops, a center island, corner pantry, and tiled backsplash, all flowing seamlessly into the open dining and living area. The living room features a gas fireplace, while the main floor laundry adds convenience to your daily routine. The spacious primary suite includes a walk-in closet and ensuite with a large tiled shower. The lower level has been fully developed to include a massive family room, 2 additional bedrooms (one with an ideal office vibe), and a stylish full bathroom with tile finishes. Outside, the landscaped backyard features tiered concrete curbing, full fencing, and a great deck space, perfect for family time or entertaining. Recent updates include new shingles, a newer hot water tank (2022), and a serviced furnace, offering peace of mind for years to come. The heated, finished garage tops it all off as the ideal workspace or winter parking spot. Located steps from parks and walking trails, this Oâ€™Brien Lake bungalow truly combines comfort, style, and convenience.

Built in 2004



## Essential Information

MLS® #	A2249516
Price	\$475,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,105
Acres	0.15
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	10954 67 Avenue
Subdivision	O'Brien Lake
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 2W3

## Amenities

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Kitchen Island, No Smoking Home, See Remarks
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Other
Lot Description	Back Lane, Back Yard, Few Trees
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 18th, 2025
Zoning	RS

### **Listing Details**

Listing Office	Sutton Group Grande Prairie Professionals
----------------	---

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.