

11038 O'Brien Lake Crescent
Grande Prairie, Alberta

MLS # GP215083

\$519,900



Division:	O'Brien Lake		
Type:	House		
Style:	2 Storey		
Size:	2,056 sq.ft.	Age:	2009 (11 yrs old)
Beds:	3 up / 1 down	Baths:	3 full / 1 half
Possession:	Negotiable		
Garage:	Attached, Triple		
Driveway:	Concrete		

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Hardwood, Laminate, Tile

Sewer: Municipal

Roof: Asphalt Shingle

Taxes: \$ 5,846

Basement: Full

Condo Fee: -

Exterior: Brick, Vinyl

Lot Fee: -

Land: Landscaped

Maintenance Fee: -

Features: Central Vacuum, Countertop(s)-Laminate, Deck, Ensuite, Fireplace - Gas, Sump, Wet Bar

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Garage Door Opener with 2 remotes, Hot Tub, Shelving Units in Garage

This beautiful single owner Devonshire home is located in O'Brien Lake and has everything you would expect from an upscale property. The most exciting features include an oversized fenced back yard, a stone patio, a large deck, a hot tub and a separate fenced dog run; all with a private feel. It backs onto O'Brien lake with trails just outside the back fence. Inside the home is a great room with rich hardwood flooring in brand new condition and a cozy natural gas fireplace. There is a half bath and laundry room on the main floor. The bonus room upstairs is a perfect flex room. Inside the large master bedroom is a walk in closet and ensuite with double sinks, a deep tub and a large shower. The basement has a wet bar, large living space, additional bedroom, full bath, and additional flex room. The basement was developed by the builder, giving it a harmonious feel while walking through the home. Finish it all off with a triple car garage, fully insulated and painted with epoxy flooring.