

10942 O'Brien Lake Crescent
Grande Prairie, Alberta

MLS # A2222944



\$499,900

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|------------------|------------------------------------------------------------------------|---------------|-------------------|
| Division: | O'Brien Lake | | |
| Type: | Residential/House | | |
| Style: | Modified Bi-Level | | |
| Size: | 1,508 sq.ft. | Age: | 2008 (17 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Landscaped, No Neighbours Behind, See Re | | |

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|--------------------|---------------------------------------------------------------------------------|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | RS |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Built-in Features, High Ceilings, Laminate Counters, See Remarks | | |

Inclusions: NA

This 1508 sq. ft. modified bilevel is ready to dazzle! Nestled in a serene loop in the south end of O'Brien Lake Subdivision just a hop, skip, and jump from a playground and park, and the new Louis Reil French Catholic Elementary School! Bathed in light with high ceilings, the open-concept kitchen is ready for a large family and features lots of storage and counter space, stainless steel appliances, a corner pantry, and an eating bar that flows into a large dining space. Get together in the living room that has a cozy gas fireplace for chilly nights and AC for sizzling summers. New carpet and paint (2024) have given the main floor a fresh update. Two bedrooms and a full bath rest on the main level, while a few steps up, you'll find the primary suite with his and her closets, a dreamy ensuite boasting double sinks, a jet tub, and a separate shower. Venture downstairs to the bright basement with its 9 ft ceilings, where the 4th and 5th bedrooms allow the sunlight in from big windows, alongside a generous rec room, the 3rd full bath and the laundry area with a new washer/dryer (2024). Other updates include a hot water tank in 2024, and sliding glass doors in 2025. Soak up the sun on the massive glass-paneled deck leading to a yard with a scenic walking path around the lake and gas line ready for grilling! If a roomy home in a fabulous neighborhood is on your wish list, this could be it!