

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

MLS® #A2211452

**\$459,900**

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

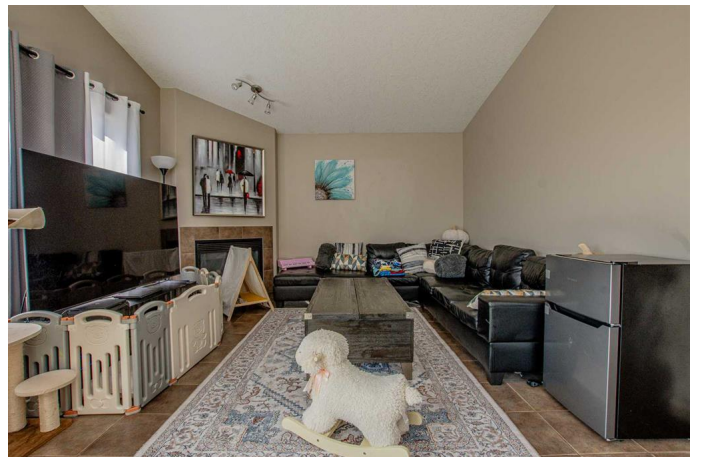
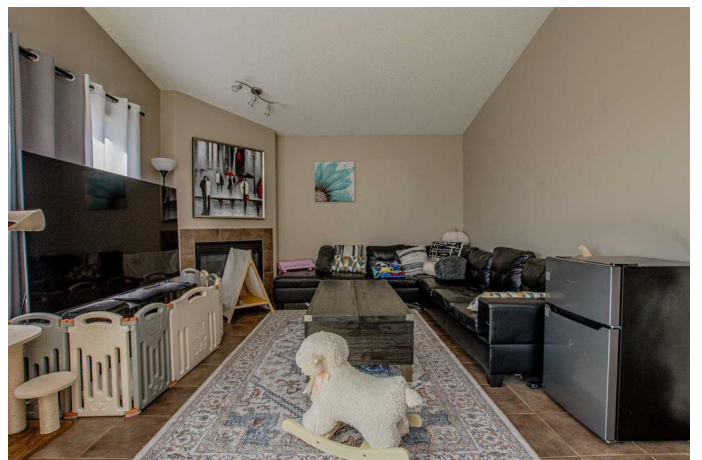
O'Brien Lake, Grande Prairie, Alberta

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 7

Zoning RS

## **Listing Details**

Listing Office RE/MAX Grande Prairie

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.