



10913 60 Avenue  
Grande Prairie, Alberta

MLS # A2185108



# \$369,900

<b>Division:</b>	O'Brien Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,320 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** window coverings as viewed, tv mounting bracket, movable island

Located in desirable O'Brien Lake you will find this very nice spacious bi level home. You will enjoy the good size entry with closet and storage area. This home boosts modern finishings throughout. The focal points of the living room are the gas fireplace and the vaulted ceiling. The kitchen has ample cabinetry, corner pantry with wood shelving, stainless steel appliances, tile backsplash and movable island. Access to the south facing backyard and composite deck is from the dining area. The primary bedroom has dual closets and full ensuite. No need to haul laundry up and down stairs as this home has a main floor laundry room. The 2nd and 3rd bedroom have some separation from the primary bedroom and living areas. The second bedroom also has it's own walk in closet. The massive basement is open for your future development. This very good home is priced for a quick sale at only \$369,900. The City has it assessed at \$385,700. Good luck finding a better home at this price point. Offers to be reviewed on January 7 at 5:15pm.