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11321 63 Avenue Grande Prairie, Alberta

MLS # A2213757



\$629,999

Division:	O'Brien Lake					
Type:	Residential/House					
Style:	2 Storey					
Size:	1,998 sq.ft.	Age:	2017 (8 yrs old)			
Beds:	4	Baths:	3 full / 1 half			
Garage:	Triple Garage Attached					
Lot Size:	0.13 Acre					
Lot Feat:	Back Yard, Front Yard, Landscaped					

Floors: Carpet, Ceramic Tile, Laminate Sewer: - Roof: Asphalt Shingle Condo Fee: - Basement: Finished, Full LLD: - Exterior: Stone, Vinyl Siding Zoning: RG Foundation: Poured Concrete Utilities: -	Heating:	Forced Air	Water:	-
Basement: Finished, Full LLD: - Exterior: Stone, Vinyl Siding Zoning: RG	Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Exterior: Stone, Vinyl Siding Zoning: RG	Roof:	Asphalt Shingle	Condo Fee:	-
Closely, ray, closing	Basement:	Finished, Full	LLD:	-
Foundation: Poured Concrete Utilities: -	Exterior:	Stone, Vinyl Siding	Zoning:	RG
	Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Pantry

Inclusions: Central air

Welcome to this beautifully maintained, fully developed two-storey home in sought-after O'Brien Lake! Offering 1,998 sqft above grade and loaded with upgrades, this property is just a short walk to É cole Catholique Louis Riel and scenic walking trails. Step inside to a spacious tiled entry with a built-in bench, leading to a bright living room featuring a cozy gas fireplace. The chef's kitchen impresses with a large island, corner pantry, and ample cabinetry— perfect for entertaining. A generous dining area opens to the sunny south-facing backyard, ideal for outdoor living. The tiled garage entry includes a main floor laundry room for added convenience. Upstairs, you'Il find a spacious bonus room over the garage, and french doors open to the serene primary suite complete with a walk-in closet and a luxurious 5-piece ensuite featuring a soaker tub and separate tiled shower. The fully finished basement offers a large rec space with a dry bar—perfect for movie nights or hosting friends—as well as a fourth bedroom and full bathroom. Additional highlights include A/C, underground irrigation, upgraded rock wool insulation for improved soundproofing and efficiency, and a triple car garage. Move-in ready, in like-new condition, and close to all the amenities—this home truly has it all!