

# **\$585,000 - 10909 65 Avenue, Grande Prairie**

MLS® #A2227955

## **\$585,000**

4 Bedroom, 4.00 Bathroom, 1,901 sqft  
Residential on 0.14 Acres

O'Brien Lake, Grande Prairie, Alberta

2 Storey home fully developed in O'Brien Lake subdivision with a walk out basement right into the backyard that is **BACKING ONTO THE LAKE**. Also one of the few homes along the lake that offers **RV PARKING**. This home is extremely well kept & is finished on all 3 levels: features a walk out basement (kitchenette finished so could be used as a suite-it is all ready for this), spacious bonus room located on the top floor with nice large windows, heated garage, secure RV Parking, beautiful paving stone steps, awesome backyard backing onto O'Brien Lake! When you walk in the front door the view opens to the whole house from large windows showcasing a great view of the Lake. The living room has a gas fireplace, hardwood floors & offers lots of room for seating for your family & friends. The kitchen offers tons of counter & cabinet space, an island, and a pantry. Down a few steps there is a guest bathroom, the laundry room & porch area with access to the finished heated garage. The upper floor has the master suite which has a really **LARGE** bedroom & 5 pc. ensuite, 2 more nice sized bedrooms, the 4pc main bathroom & the large Bonus Family room. The walk out basement has been developed to use as a suite if you would like or just enjoy the kitchenette area for entertaining. The basement family room has large windows that look out into the yard and it does not feel like a basement at all. The 4th bedroom & 3 pc. bathroom finish off the basement area. The basement currently has a separate laundry



facility (stacker washer & dryer) as well. It is nice to walk right out from the basement back entrance into the private south facing fenced backyard to enjoy gardening or use the gate to get on the amazing walking paths. This is a wonderful home that has been well cared for & is ready for the next owner to love it!!

Built in 2006

### **Essential Information**

MLS® #	A2227955
Price	\$585,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,901
Acres	0.14
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	10909 65 Avenue
Subdivision	O'Brien Lake
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 0B3

### **Amenities**

Parking Spaces	6
Parking	Concrete Driveway, Double Garage Attached, Heated Garage, RV Access/Parking, Multiple Driveways
# of Garages	2

### **Interior**

Interior Features	Kitchen Island
Appliances	Bar Fridge, Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Washer/Dryer Stacked, Window Coverings, Portable Dishwasher
Heating	Fireplace(s), Floor Furnace, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Storage
Lot Description	Backs on to Park/Green Space, Lake, Many Trees, No Neighbours Behind, Sloped Down
Roof	Asphalt Shingle
Construction	Silent Floor Joists, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 4th, 2025
Days on Market	82
Zoning	RS

## Listing Details

Listing Office	Century 21 Grande Prairie Realty Inc.
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