

# \$629,999 - 11321 63 Avenue, Grande Prairie

MLS® #A2213757

**\$629,999**

4 Bedroom, 4.00 Bathroom, 1,998 sqft

Residential on 0.13 Acres

O'Brien Lake, Grande Prairie, Alberta

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 École 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'll 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!

Built in 2017

## Essential Information



MLS® #	A2213757
Price	\$629,999
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,998
Acres	0.13
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	11321 63 Avenue
Subdivision	O'Brien Lake
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 0L3

### **Amenities**

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Bar, Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Pantry
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden
Lot Description	Back Yard, Front Yard, Landscaping
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete



**Additional Information**

Date Listed	April 22nd, 2025
Days on Market	9
Zoning	RG

**Listing Details**

Listing Office	Century 21 Grande Prairie Realty Inc.
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