$649,900 - 11041 65 Avenue, Grande Prairie

MLS® #A2228970

$649,900

4 Bedroom, 4.00 Bathroom, 2,274 sqft
Residential on 0.17 Acres

O'Brien Lake, Grande Prairie, Alberta

LOCATION CANT BE BEAT HERE â€" one of Grande Prairies favoured neighbourhoods, Oâ€™Brien Lake! This remarkable 2-storey home is BACKING ONTO THE LAKE! This home has been well cared for, including the exterior. Be the envy of the block and enjoy this backyard before Summers over! You'll find striking landscaping; concrete curbing and pathways, a garden for the green-thumb, a fire-pit area AND 2 outdoor lounging spaces â€" the oversized maintenance-free composite upper deck, overlooking the lake AND lower walk-out area. NO FRONT, REAR, OR IMMEDIATE RIGHT NEIGHBOURS! Entering home into the main-level you'll find a tiled and vaulted grand entry, with a den/office space to the immediate right. The main-level is bright, open-concept and hosts your common spaces with calming tones and natural woods... including hardwood floors! The main living-room has a gas-fireplace and ALL windows are south-facing, inviting warmth and incredible views. The kitchen has ample storage and counter space including an island, corner pantry and newer high-end stainless-steel appliances. Dining nook has quick access to the deck, perfect for the Summer BBQ season! Main floor also features a powder room and 3 steps down to a mud room/garage entry with storage closets as well as custom bench seating with cubbies and hooks. Your 2nd level comes with a MASSIVE bonus room over the garage, your primary bedroom and en-suite with 2 sinks, a jacuzzi,

walk-in shower, toilet room, and walk-in closet. 2 more bedrooms on this 2nd floor and a full bathroom. Don't worry about taking your laundry down stairs â€" this home has its laundry-room on the 2nd level with the bedrooms! Walk-out basement is currently income-generating with own entrance, kitchen, dining, laundry and living area with IN-FLOOR HEAT. Fully soundproof, and tons of natural light for a main floor feel. The triple-car garage is heated, with floor drains and built-in storage options. The covered front veranda looks out to the neighbourhood green and playground, PLUS only a short walk to the BRAND-NEW Pre-K to Grade 8 school: Louis Riel. Book your showing to get a full look at all this wonderful home and neighbourhood has to offer, we'd love for your RealtorÂ® to show you more.

Built in 2007

Essential Information

MLS® #	A2228970
Price	$649,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,274
Acres	0.17
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	11041 65 Avenue
Subdivision	O'Brien Lake
City	Grande Prairie

County	Grande Prairie
Province	Alberta
Postal Code	T8W 0B4

Amenities

Parking Spaces	6
Parking	Concrete Driveway, Heated Garage, Triple Garage Attached
# of Garages	3
Is Waterfront	Yes

Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	In Floor, Forced Air, Natural Gas, See Remarks
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Full, Suite, Walk-Out

Exterior

Exterior Features	Fire Pit, Garden, Other, Private Yard, Storage
Lot Description	Garden, Irregular Lot, Low Maintenance Landscape, No Neighbours Behind, Private, See Remarks, Views, Gentle Sloping, Lake, Waterfront
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 6th, 2025
Days on Market	10
Zoning	RS

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals