

\$614,900 - 11145 65 Avenue, Grande Prairie

MLS® #A2248040

\$614,900

5 Bedroom, 4.00 Bathroom, 2,038 sqft

Residential on 0.23 Acres

O'Brien Lake, Grande Prairie, Alberta

One of Grande Prairies favoured neighbourhoods, Oâ€™Brien Lake! This MASSIVE 2,038 SQFT 2-Storey home is situated on a MASSIVE tree lined 10,000+ SQFT pie-shaped lot; nearly double that of a standard lot in the city! Nestled privately within a quiet cul-de-sac and BACKING ONTO O'BRIEN LAKE means you'll find both peace and leisure as you step out the door. Entering the home into the main-level you'll be greeted by a tiled-entry and sitting room (or formal dining), which leads into the kitchen and main living room area. The kitchen features ample storage and counter space, corner-pantry, sink-in island and eating bar! This level also has a powder room, MAIN FLOOR LAUNDRY, and an in-kitchen dining area which has a door leading to the upper composite deck â€” perfect for hosting! The upper-level hosts your primary bedroom with ensuite, 2 additional bedrooms, bonus flex room, and a full bathroom. The primary bedroom has a walk-in closet and a luxe ensuite with IN-FLOOR HEAT, a corner jacuzzi-tub, stand-up shower, dual vanities and a toilet room. The walk-out basement hosts 2 additional great-sized bedrooms, full bathroom, ANOTHER bonus flex room and utility/storage room... this whole level also has in-floor heat. Beautiful large south-facing windows found through-out each level brings warmth and natural light into the home. The attached double-garage is wired for heat, has hot and cold taps as well as a floor drain. Other notable features: gas fireplace,



gas lines to BOTH decks, undermount kitchen cabinet lighting, central vacuum, newer hot water on demand, and a high-efficiency furnace. This neighbourhood is known to be family-friendly and a favourite with reason: new school, playgrounds, walking and bike trails, lush greenery! DON'T MISS OUT... book with your favourite Realtor® today and have your family call this house home "there's surely enough room!

Built in 2008

Essential Information

MLS® #	A2248040
Price	\$614,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,038
Acres	0.23
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	11145 65 Avenue
Subdivision	O'Brien Lake
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W0C1

Amenities

Parking Spaces	4
Parking	Double Garage Attached

of Garages 2

Interior

Interior Features Breakfast Bar, Double Vanity, Jetted Tub, Kitchen Island, See Remarks, Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Tankless Water Heater

Heating In Floor, Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Full, Walk-Out

Exterior

Exterior Features BBQ gas line, Fire Pit, Playground

Lot Description Cul-De-Sac, Gentle Sloping, Landscaped, No Neighbours Behind, Pie Shaped Lot, Lake

Roof Asphalt Shingle

Construction Brick, Mixed, Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed August 14th, 2025

Days on Market 8

Zoning RS

Listing Details

Listing Office Sutton Group Grande Prairie Professionals

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