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

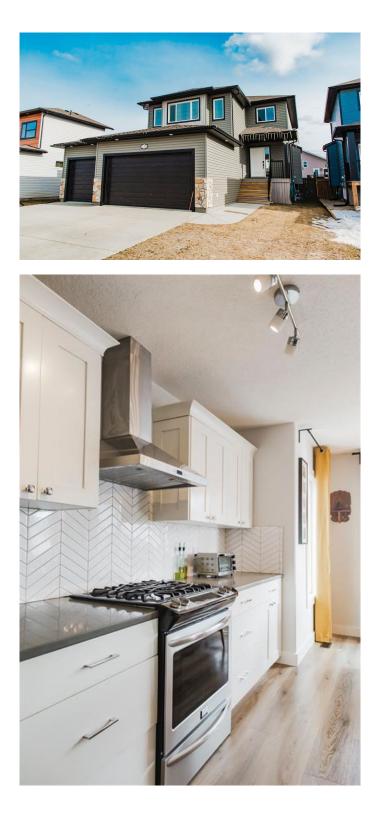
MLS® #A2213757

\$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 cabinetryâ€"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'II 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 barâ€"perfect for movie nights or hosting friendsâ€"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 amenitiesâ€"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
Туре	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, Lands	
Roof	Asphalt Shingle	
Construction	Stone, Vinyl Siding	
Foundation	Poured Concrete	

Additional Information

Date Listed	April 22nd, 2025
Days on Market	24
Zoning	RG



Listing Details

Listing Office Century 21 Grande Prairie Realty Inc.

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