

# \$399,999 - 11014 67 Avenue, Grande Prairie

MLS® #A2261842

**\$399,999**

3 Bedroom, 2.00 Bathroom, 1,274 sqft  
Residential on 0.15 Acres

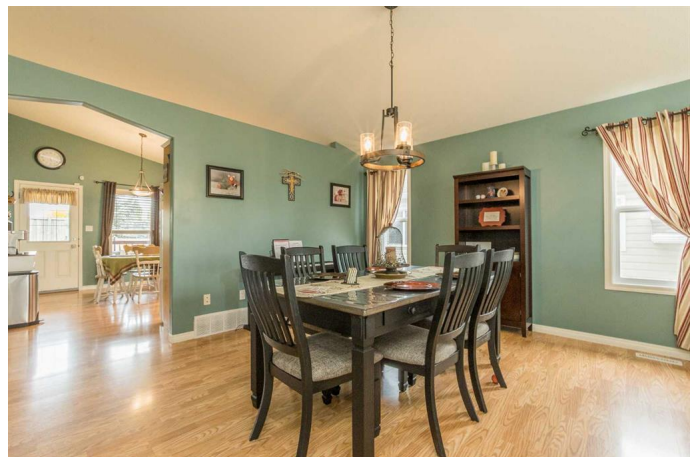
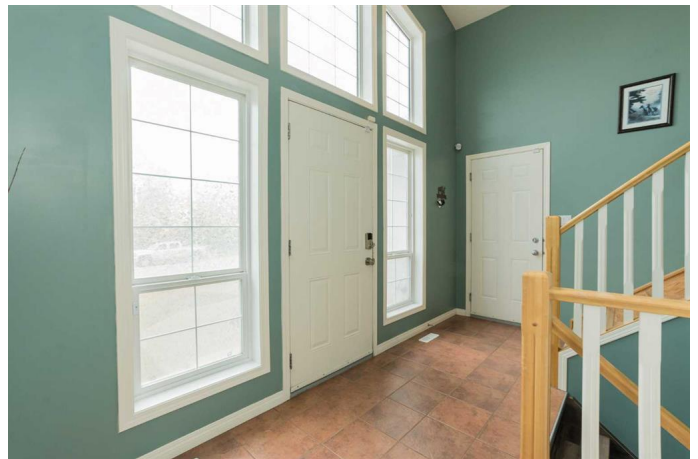
O'Brien Lake, Grande Prairie, Alberta

In the desirable O'Brien Lake subdivision, you'll find this beautiful 1,274 sq ft family home. Situated close to a playground and no rear neighbours, this property offers both convenience and privacy. Inside, you're welcomed by a spacious front entrance filled with tons of natural light, leading up to a living room (currently set up as a formal dining room) with vaulted ceilings. The main floor includes a very functional kitchen with pantry & dinette area, two children's bedrooms, a full bathroom, and a primary bedroom complete with walk-in closet and 4-piece ensuite. Off the kitchen, step out onto the covered deck—perfect for enjoying the outdoors year-round, rain or shine. The lower level features a large, fully developed family room with big windows, creating a warm and inviting space. Stay cool in this house during the summer months with central air conditioning. Additional highlights include: oversized 22' x 26' garage, backyard shed/playhouse, and a great family-friendly location. This outstanding home is move-in ready and waiting for its new owners! Book your viewing today.

Built in 2005

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2261842  |
| Price  | \$399,999 |



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,274       |
| Acres          | 0.15        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11014 67 Avenue |
| Subdivision | O'Brien Lake    |
| City        | Grande Prairie  |
| County      | Grande Prairie  |
| Province    | Alberta         |
| Postal Code | T8W 2W3         |

### Amenities

|                |                                                                                   |
|----------------|-----------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                 |
| Parking        | Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front |
| # of Garages   | 2                                                                                 |

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Vaulted Ceiling(s)                                             |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Central, High Efficiency, Forced Air, Natural Gas                               |
| Cooling           | Central Air                                                                     |
| Has Basement      | Yes                                                                             |
| Basement          | Full, Partially Finished                                                        |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior Features | Other                                                       |
| Lot Description   | Landscaped, Street Lighting, City Lot, No Neighbours Behind |
| Roof              | Asphalt Shingle                                             |
| Construction      | Vinyl Siding, Wood Frame                                    |

Foundation                Poured Concrete

**Additional Information**

Date Listed                October 3rd, 2025  
Days on Market        15  
Zoning                      RS

**Listing Details**

Listing Office            RE/MAX Grande Prairie

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