



**6005 O'Brien Lake Crescent  
Grande Prairie, Alberta**

**MLS # GP213770**



**\$399,900**

<b>Division:</b>	O'Brien Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,341 sq.ft.	<b>Age:</b>	2011 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Attached, Attached Garage, Double Garage, Garage, Heated Garage		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	No Neighbours Behind, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate, Tile, Vinyl	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable, Electricity, Natural Gas, Fiber Optics, Phone, U
<b>Features:</b>	Bar, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Wet Bar		

**Inclusions:** Fridge, Stove, Dishwasher, Washer & Dryer, A/C unit, All Window Coverings, Shed.

Stylish and Practical well kept Modern modified bilevel in O'Brien Lake is MOVE IN READY! Spacious tiled entry way leads to open concept dining area, living space w/ gas fireplace, and kitchen featuring huge island, walk in pantry, tiled backsplash and OTR microwave. Large Master Bedroom with ensuite ft. his/her sinks & 4' shower. 2 good sized spare bedrooms. Main floor laundry and mudroom are also bonuses. Downstairs has entertainment area with rock mantle and gas fireplace plus full wet bar (includes water, matching cabinets, storage, and tv mount). Large 4th bedroom (with chic barn door), and full bathroom with tiled bath and built in storage space. Comes with A/C. Garage is finished and heated. Outside has extra large lot with two tier deck(aluminum railing), dog run / storage area, firepit with sitting area, shed, small pond, garden beds and trees added for extra privacy. This home has everything you need and is ready to go! Call for more information or to book a viewing!