\$585,000 - 10909 65 Avenue, Grande Prairie

MLS® #A2227955

\$585,000

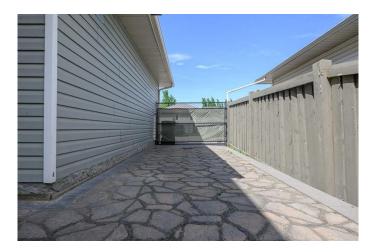
4 Bedroom, 4.00 Bathroom, 1,901 sqft Residential on 0.14 Acres

O'Brien Lake, Grande Prairie, Alberta

2 Storey home fully developed in O'Brien Lake subdivision with a walk out basement right into the backyard that is BACKING ONTO THE LAKE. Also one of the few homes along the lake that offers RV PARKING. This home is extremely well kept & is finished on all 3 levels: features a walk out basement (kitchenette finished so could be used as a suite-it is all ready for this), spacious bonus room located on the top floor with nice large windows, heated garage, secure RV Parking, beautiful paving stone steps, awesome backyard backing onto O'Brien Lake! When you walk in the front door the view opens to the whole house from large windows showcasing a great view of the Lake. The living room has a gas fireplace, hardwood floors & offers lots of room for seating for your family & friends. The kitchen offers tons of counter & cabinet space, an island, and a pantry. Down a few steps there is a guest bathroom, the laundry room & porch area with access to the finished heated garage. The upper floor has the master suite which has a really LARGE bedroom & 5 pc. ensuite, 2 more nice sized bedrooms, the 4pc main bathroom & the large Bonus Family room. The walk out basement has been developed to use as a suite if you would like or just enjoy the kitchenette area for entertaining. The basement family room has large windows that look out into the yard and it does not feel like a basement at all. The 4th bedroom & 3 pc. bathroom finish off the basement area. The basement currently has a separate laundry







facility (stacker washer & dryer)as well. It is nice to walk right out from the basement back entrance into the private south facing fenced backyard to enjoy gardening or use the gate to get on the amazing walking paths. This is a wonderful home that has been well cared for & is ready for the next owner to love it!!

Built in 2006

Essential Information

MLS® # A2227955
Price \$585,000

Bedrooms 4
Bathrooms 4.00
Full Baths 3

Half Baths 1

Square Footage 1,901 Acres 0.14 Year Built 2006

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 10909 65 Avenue

Subdivision O'Brien Lake
City Grande Prairie
County Grande Prairie

Province Alberta
Postal Code T8W 0B3

Amenities

Parking Spaces 6

Parking Concrete Driveway, Double Garage Attached, Heated Garage, RV

Access/Parking, Multiple Driveways

of Garages 2

Interior

Interior Features Kitchen Island

Appliances Bar Fridge, Dishwasher, Dryer, Refrigerator, Stove(s), Washer,

Washer/Dryer Stacked, Window Coverings, Portable Dishwasher

Heating Fireplace(s), Floor Furnace, Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Storage

Lot Description Backs on to Park/Green Space, Lake, Many Trees, No Neighbours

Behind, Sloped Down

Roof Asphalt Shingle

Construction Silent Floor Joists, Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed June 4th, 2025

Days on Market 83 Zoning RS

Listing Details

Listing Office Century 21 Grande Prairie Realty Inc.

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.