

\$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 cabinetry—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'll 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 bar—perfect for movie nights or hosting friends—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 amenities—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 |
| Type | 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, Landscaping |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding |
| Foundation | Poured Concrete |



Additional Information

| | |
|----------------|------------------|
| Date Listed | April 22nd, 2025 |
| Days on Market | 15 |
| Zoning | RG |

Listing Details

| | |
|----------------|---------------------------------------|
| Listing Office | Century 21 Grande Prairie Realty Inc. |
|----------------|---------------------------------------|

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