

# \$460,000 - 11109 O'Brien Lake Drive, Grande Prairie

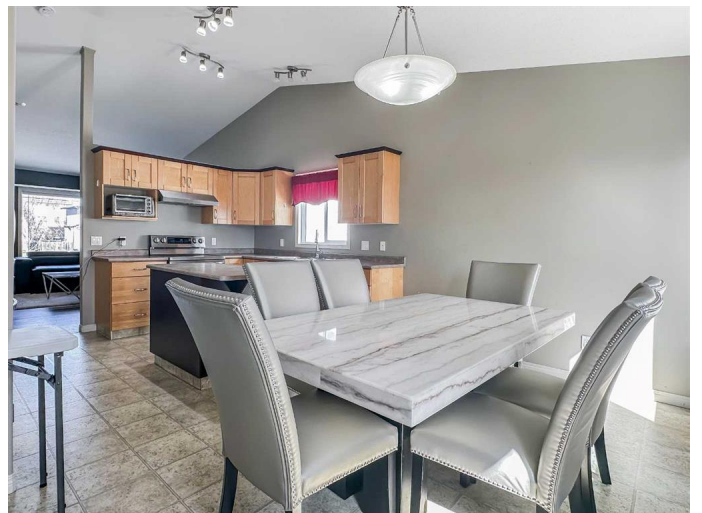
MLS® #A2227731

**\$460,000**

5 Bedroom, 3.00 Bathroom, 1,218 sqft  
Residential on 0.13 Acres

O'Brien Lake, Grande Prairie, Alberta

Welcome to 11109 O'Brien Lake Drive â€” a beautifully maintained home nestled in one of the city's most sought-after neighborhoods. With 5 spacious bedrooms and 3 full bathrooms, this property offers the perfect blend of functionality and comfort for growing families or buyers looking to have a mortgage helper in the basement! Upstairs, you'll find three generously sized bedrooms, including a bright and airy Master bedroom, complete with a private ensuite. The main floor also features a well-appointed bathroom and an open-concept living area ideal for entertaining or relaxing with loved ones. Downstairs, the fully finished walkout basement adds incredible value and flexibility, featuring 2 additional bedrooms, a full bathroom, and a brand new, modern kitchenâ€”perfect for guests, in-laws, or potential rental income. The home features a heated garage for those cold GP winters and AC for the summer heatwaves! Large windows and walkout access bring in natural light and provide seamless indoor-outdoor living. Located close to parks, schools, and all amenities, this home offers everything you need in a prime location. Donâ€™t miss your opportunity to own this versatile and beautifully updated property in O'Brien Lake. Call your trusted realtor TODAY!



Built in 2007

## Essential Information

MLS® #	A2227731
Price	\$460,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,218
Acres	0.13
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	11109 O'brien Lake Drive
Subdivision	O'Brien Lake
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 0B5

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, Pantry, See Remarks, Storage, Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Full, Suite, Walk-Out

### **Exterior**

Exterior Features	Balcony, Fire Pit, Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle

Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 4th, 2025
Days on Market	23
Zoning	RS

### **Listing Details**

Listing Office	Royal LePage - The Realty Group
----------------	---------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.