

# \$449,900 - 10954 67 Avenue, Grande Prairie

MLS® #A2264237

**\$449,900**

4 Bedroom, 3.00 Bathroom, 1,105 sqft

Residential on 0.15 Acres

O'Brien Lake, Grande Prairie, Alberta

This beautifully maintained bungalow in Oâ€™Brien Lake is move-in ready and full of thoughtful updates. With 2 bedrooms on the main floor and 2 more downstairs, it offers the perfect blend of space and functionality for any family. Step inside to a bright, inviting main level featuring vaulted ceilings, elegant hardwood flooring, and fresh paint throughout. The kitchen stands out with granite countertops, a center island, corner pantry, and tiled backsplashâ€”all flowing seamlessly into the open dining and living area. The living room offers a cozy gas fireplace, while main-floor laundry adds everyday convenience. The spacious primary suite includes a walk-in closet and ensuite with a large tiled shower. Downstairs, the fully developed lower level features a massive family room, 2 additional bedrooms (one ideal as an office), and a stylish full bathroom with tile finishes. Outside, the landscaped yard includes tiered concrete curbing, full fencing, and a great deck spaceâ€”perfect for family time or entertaining. Recent updates include new shingles, a newer hot water tank (2022), and a serviced furnace for added peace of mind. The heated, finished garage tops it all off as an ideal workspace or winter parking spot. Located steps from parks and walking trails, this Oâ€™Brien Lake bungalow offers comfort, style, and convenience in one great package.

Built in 2004



## Essential Information

MLS® #	A2264237
Price	\$449,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,105
Acres	0.15
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	10954 67 Avenue
Subdivision	O'Brien Lake
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 2W3

## Amenities

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Kitchen Island, No Smoking Home
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit
Lot Description	Back Lane, Back Yard, Few Trees
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 14th, 2025
Zoning	RS

### **Listing Details**

Listing Office	Sutton Group Grande Prairie Professionals
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