

# \$715,000 - 11346 O'Brien Lake Drive, Grande Prairie

MLS® #A2226587

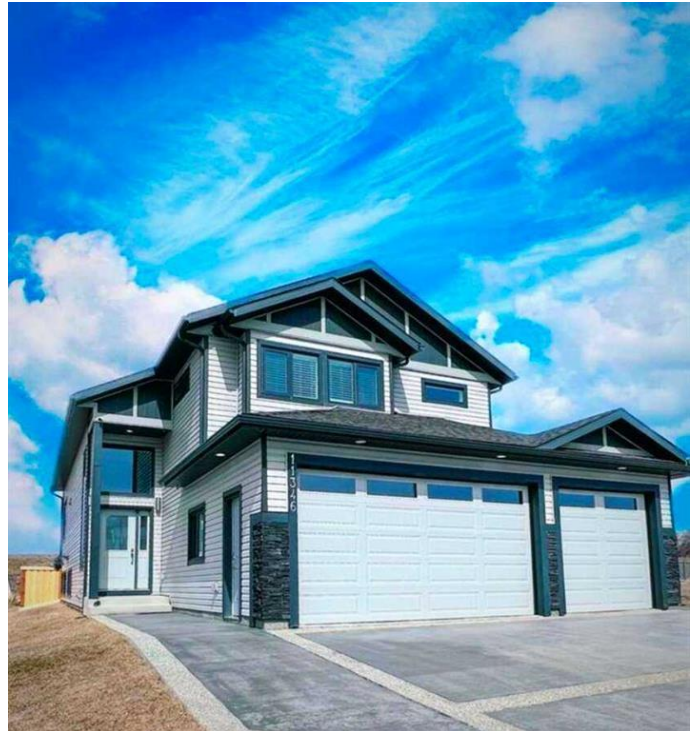
**\$715,000**

4 Bedroom, 3.00 Bathroom, 1,517 sqft

Residential on 0.12 Acres

O'Brien Lake, Grande Prairie, Alberta

For more information, please click Brochure button. Stunning Executive Home in Highly Desirable Oâ€™Brien Lake â€“ With Legal 2 Bedroom Suite! Welcome to this beautifully designed modified bi-level corner lot home backing on to green space, located in the sought-after Oâ€™Brien Lake subdivision - a community known for its scenic walking trails, serene lake, and family-friendly atmosphere. Eastlink Center and highway 40 are close by for your convenience. This executive home offers spacious and modern living with high end finishes throughout. The triple car garage features in-floor heating and provides ample room for your storage needs, parking vehicles, sleds, quads etc. The house has A/C throughout and in-floor heat in the legal basement suite. The open-concept main floor features soaring ceilings, abundant natural light, and a stunning kitchen with premium cabinetry, good size pantry, quartz countertops, built in wine cooler in the island and stainless steel appliances. The inviting living space boasts a cozy gas fireplace, perfect for those relaxing evenings. Above the garage, the upper-level primary retreat is a private oasis, complete with a spa-like ensuite and walk-in closet. An additional bedroom on the main floor is generously sized, with close proximity to another washroom and the laundry room is also located on the main floor. As a major bonus, this property includes a completely finished, executive 2-bedroom registered legal suite - an potential excellent



investment opportunity. The legal suite is currently rented and offers a private separate entrance, full kitchen, in-suite laundry, and washroom with shower/tub combo. The legal suite is always in high demand when advertised and rents out typically very easily. Or use the legal suite for family members to live in, it's an extremely cozy and comfortable space. Enjoy the upper outdoor deck sheltered with a glass wall on one side to shield from the elements located off the dining room or enjoy the fully fenced backyard featuring a covered concrete stamped pad, seating area and built in gas fireplace which provides ample room for outdoor entertaining! There are no homes built behind this house giving you ultimate privacy, enjoy amazing views of the stunning sunsets from the large living /dining room windows as well as the wildlife , deer etc. that leisurely pass by in the field.

Built in 2016

### Essential Information

MLS® #	A2226587
Price	\$715,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,517
Acres	0.12
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	11346 O'brien Lake Drive
Subdivision	O'Brien Lake

City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 0L8

### Amenities

Parking Spaces	4
Parking	Parking Pad, Triple Garage Attached
# of Garages	2



### Interior

Interior Features	Bookcases, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	Boiler, Fireplace Insert, Forced Air, Hot Water, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	Lighting
Lot Description	Back Yard, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 31st, 2025
Days on Market	26
Zoning	R1

### Listing Details

Listing Office	Easy List Realty
----------------	------------------

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.