



**6509 111A Street**  
**Grande Prairie, Alberta**

**MLS # A2125744**



**\$479,900**

<b>Division:</b>	O'Brien Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,858 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Heated Garage, Triple Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub		

**Inclusions:** Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Garage Door Opener & Controls

Located in the desirable neighbourhood of O'Brien Lake, this two storey checks all the boxes with A/C, triple heated garage, no rear neighbours and backing onto a playground. Your spacious tiled entry provides a welcoming atmosphere. The open concept floor plan leads straight into the kitchen. You have dark cabinetry, a large island with an eating bar, plenty of counter & cupboard space, stainless steel appliances and a corner pantry. The dining area features patio doors to the back deck & large windows with great views of the backyard with the park behind. Tons of natural sunlight brighten up the entire main floor. Connecting is the living room with a corner gas fireplace. Your laundry room is on the main floor. Heading upstairs is a bonus room (currently being used as a bedroom). The primary bedroom features a walk-in closet and a 4pc ensuite with separate shower and corner jetted tub surrounded by tile. Two more bedrooms and a full bathroom complete the top floor. The fully finished basement hosts two more good sized bedrooms and a 4 piece bathroom. You have a decent sized deck with backyard space featuring trees for privacy. Book your showing today!