

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

**MLS # A2125744**



**\$499,900**

|                  |                                       |               |                   |
|------------------|---------------------------------------|---------------|-------------------|
| <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!