



**GRASSROOTS**  
REALTY GROUP

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**6514 111A Street**  
**Grande Prairie, Alberta**

**MLS # A2257955**



**\$610,000**

|                  |                                                                            |               |                   |
|------------------|----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | O'Brien Lake                                                               |               |                   |
| <b>Type:</b>     | Residential/House                                                          |               |                   |
| <b>Style:</b>    | Modified Bi-Level                                                          |               |                   |
| <b>Size:</b>     | 1,548 sq.ft.                                                               | <b>Age:</b>   | 2007 (18 yrs old) |
| <b>Beds:</b>     | 4                                                                          | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Driveway, Triple Garage Attached                                           |               |                   |
| <b>Lot Size:</b> | 0.21 Acre                                                                  |               |                   |
| <b>Lot Feat:</b> | Back Yard, City Lot, Cul-De-Sac, Front Yard, Landscaped, Pie Shaped Lot, S |               |                   |

|                    |                                                                                                                    |                   |    |
|--------------------|--------------------------------------------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Boiler, Forced Air, Natural Gas, See Remarks                                                                       | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                                                                             | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                    | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                                                                                                               | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Stone, Vinyl Siding                                                                                                | <b>Zoning:</b>    | RS |
| <b>Foundation:</b> | Poured Concrete                                                                                                    | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Bar, Central Vacuum, High Ceilings, Pantry, Recessed Lighting, Stone Counters, Storage, Walk-In Closet(s), Wet Bar |                   |    |

**Inclusions:** NA

Welcome to this absolutely immaculate and meticulously maintained fully developed home in O'Brien Lake! Nestled neatly on a large corner lot in a quiet, family friendly cul-de-sac, sits your forever home! This beautifully designed home with desirable floor plan offers nearly 2000 square feet of developed living space throughout. Boasting 4 bedrooms, 3 bathrooms, a triple car heated garage, and walk out basement this home is the perfect blend of luxury, functionality, and comfort. Inside, you'll find high-end finishes throughout, including stone countertops, hardwood and tile flooring, high ceilings, and central air conditioning. The main floor primary bedroom features a spa-like 5-piece ensuite with a jet tub and steam/sauna tiled shower and French doors giving you access to your massive deck where you can enjoy gorgeous views of your stunning backyard oasis. As you enter, you're welcomed by a spacious entryway featuring a large closet for optimal storage. Upstairs, the open-concept layout is highlighted by soaring windows that flood the space with natural light. The kitchen boasts beautiful cabinetry, rich in colour and warmth, a pantry, new appliances and a bright window over the sink looking into the back yard. The main floor has a full 4pc bath for guests as well as a laundry room for added convenience. The upper level offers two generously sized bedrooms, each with spacious closets. The fully finished walkout basement is perfect for entertaining, complete with a rec room, gas fireplace and wet bar. You'll also find another additional large bedroom and 4-piece bathroom to complete the space. Both the basement and garage feature upgraded in floor heating on a boiler system. Step outside to enjoy the stunning backyard, featuring an upper deck off the dining room and a lower deck with a newly designated (wired & ready) hot tub area (no hot tub

included) and massive storage shed (with permits)! This home offers a 32' x 28' triple car garage. This home is an absolute must-see! Don't wait—call your favourite agent today to schedule your private viewing!