



**6502 109A Street
Grande Prairie, Alberta**

MLS # A2303360



\$589,500

Division:	O'Brien Lake		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,311 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Few Trees, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s)		

Inclusions: N/A

Located just steps from O'Brien Lake and scenic walking trails, and close to schools, shopping, and the Eastlink Centre, this fully developed home offers the perfect blend of lifestyle and convenience. The 1311 sq. ft. main floor features an open-concept design with espresso kitchen cabinetry, tile backsplash, granite countertops, and a cozy gas fireplace. Fresh paint and brand new vinyl plank flooring throughout the main level create a modern, move-in ready feel. The spacious primary suite includes a full ensuite with a clawfoot soaker tub, separate shower, and walk-in closet, while the second main floor bedroom is a great size for family or guests. You'll also appreciate the convenience of main floor laundry and a finished, heated garage with floor drain. The fully developed basement offers a large rec room with bar and bar fridge, two large bedrooms, a full bathroom, and additional storage or office space. Outside, the property is nicely landscaped front and back, fully fenced, and features RV gate access and parking, a large maintenance-free west-facing deck, lower concrete patio, stamped concrete driveway, and air conditioning for added comfort.