



GRASSROOTS

REALTY GROUP

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**6510 110 Street
Grande Prairie, Alberta**

MLS # A2308051



\$619,900

Division:	O'Brien Lake		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,564 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Front Ya		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	ICF Block	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry		

Inclusions: N/A

Immaculate fully developed modified bi-level offering 4 bedrooms and 3 full bathrooms, ideally located in desirable O'Brien Lake with no rear neighbours. Backing onto walking trails and open green space, you can step right out your gate to a nearby playground while enjoying added privacy from the mature trees behind. Situated on a large lot in a quiet cul-de-sac, this property features an extra-long gravel parking pad—perfect for RV and boat parking. The open-concept main floor showcases a tiled entry, vaulted ceilings, vinyl plank flooring, and a cozy gas fireplace with tile surround. The updated kitchen is both stylish and functional, complete with GE Slate Profile appliances, maple cabinetry, a fully tiled backsplash, megranite countertops, a large island with breakfast bar, corner pantry, and generous prep space. The spacious dining area easily accommodates a full-size table and offers access to the rear deck with privacy wall and gas line for BBQ. Two good sized bedrooms and a full 4-piece bathroom complete the main level. The private primary suite is located above the garage and features his-and-hers closets along with a luxurious 5-piece ensuite including dual sinks, a jetted soaker tub, and separate shower. The fully finished basement is bright and functional with 9' ceilings (drop-down for easy access), offering a large family/TV room, games area, fourth bedroom, a 3-piece bathroom with custom tiled shower, and a utility/laundry room. Additional highlights include a heated double attached garage with floor drains, built-in shelving, and workbench, central A/C, and newer shingles (2021). The oversized, low-maintenance backyard is fully fenced and designed for enjoyment with a double front gate, fruit trees, abundant raspberry bushes, firepit area, 10x12 shed, garden boxes, and ample storage under the deck. All of this just minutes from

O’Brien Lake, walking trails, the Eastlink Centre, schools, shopping, and restaurants—an ideal family home in a fantastic location.