



GRASSROOTS
REALTY GROUP

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6636 111 Street
Grande Prairie, Alberta

MLS # A2340586



\$609,900

Division:	O'Brien Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,895 sq.ft.	Age:	2005 (21 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.28 Acre		
Lot Feat:	City Lot, Few Trees, Garden, Irregular Lot, Landscaped, Lawn, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters		

Inclusions: Window Coverings

This beautifully maintained home offers an impressive layout, plenty of recent updates, and an incredible 0.28 acre pie-shaped lot that feels like your own private getaway in the city. Step inside to the grand open tread staircase and bright living room with soaring ceilings, loads of natural light, a gas fireplace, and an open view to the second floor. The spacious kitchen features hard-surface countertops, updated stainless steel appliances, plenty of cabinetry, and a spacious pantry. The main floor also offers a den/office and convenient laundry just off the finished, heated garage. Upstairs you'll find 3 bedrooms, 2 full bathrooms, plus a mezzanine-style bonus area overlooking the main floor, currently used as an office but perfect for a sitting room or play area. The primary suite includes a walk in closet and spacious ensuite with separate shower, deep soaker tub, and private toilet room. Downstairs is fully developed with 2 additional bedrooms, a full bathroom, and a large rec room with gas stove. Recent updates include new flooring and baseboards throughout the upper level, new shingles and new hot water tank. Outside is where this property really stands apart! The massive deck offers a weatherproof vinyl section that is hot-tub ready, plus a large open section with plenty of room for outdoor dining and wraparound stairs leading into the beautifully manicured yard. With a great mix of open lawn, mature trees for privacy, a firepit area, and storage shed, this is an exceptional backyard that is hard to find in the city. 5 bedrooms, 4 bathrooms, a fantastic family-friendly layout, and one of O'Brien Lake's best lots. This one is sure to impress!