



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
 OUELLETTE
 ASSOCIATE

780-831-7725
 jackadmin@gpremax.com

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

MLS # A2125744



\$479,900

Division:	O'Brien Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,858 sq.ft.	Age:	2007 (17 yrs old)
Beds:	5	Baths:	3
Garage:	Heated Garage, Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	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!