

**6513 111 Street
Grande Prairie, Alberta**

MLS # A2221778



\$455,000

Division:	O'Brien Lake		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,214 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating: Forced Air

Floors: Carpet, Linoleum, Tile, Vinyl

Roof: Asphalt

Basement: Finished, Full

Exterior: Mixed

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: rs

Utilities: -

Inclusions: n/a

Welcome to this beautifully maintained home in O'Brien Lake! This charming property is conveniently located within walking distance of schools, parks, trails, and the Eastlink Center. Featuring an RV pad in the backyard and air conditioning for those hot summer days, this home is both practical and inviting. The main floor boasts an abundance of natural light, with an open concept kitchen and dining area that seamlessly extends to a low-maintenance deck and backyard—perfect for outdoor entertaining. On the main floor you will find the master bedroom + ensuite as well as 2 more bedrooms and full bathroom. The spacious basement is filled with large windows and showcases updated vinyl flooring, two spacious bedrooms, a full bathroom, a laundry room, and a sizeable family room for relaxation and gatherings. The heated garage adds to the home's appeal plumbed with water taps and a floor drain for added convenience. With updated paint, freshly cleaned carpets and professional cleaning throughout, this home is truly move-in ready with immediate possession available. Don't miss out on this fantastic opportunity!