

6620 111 Street
Grande Prairie, Alberta

MLS # A2315745



\$515,000

Division:	O'Brien Lake		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,358 sq.ft.	Age:	2005 (21 yrs old)
Beds:	5	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Pantry		

Inclusions: N/A

Nestled on a quiet street in the highly desirable neighborhood of O'Brien Lake, this wonderful family home perfectly combines modern upgrades with an unbeatable location. Boasting excellent curb appeal with new shingles (2025), the home welcomes you inside with fresh paint, brand-new luxury vinyl plank flooring, and plush new carpet flowing seamlessly throughout the main level. The heart of the home is a spacious kitchen equipped with stainless steel appliances, rich maple cabinets, a tile backsplash, and a large corner pantry. From the bright dining nook, step through the rear door onto a massive, two-tiered west-facing deck, perfect for entertaining in the fully fenced and landscaped yard that features mature trees, a private side-yard easement, and a dedicated backyard firepit area for cozy evening gatherings. The main floor is designed for ultimate convenience, offering a dedicated laundry room, central vacuum, upgraded cabinetry, and a private primary suite complete with "his and hers" closets and a full ensuite. Downstairs, the fully finished basement offers a cozy retreat with plush new carpet throughout the spacious living room, where you can relax by the pellet stove beautifully accented with tile and brick. This lower level features two exceptionally large bedrooms, a generous utility room for extra storage, and is already plumbed for a future bathroom. For the hobbyist, the finished attached garage has been upgraded with a premium radiant tube heater, ensuring warmth all winter long. Situated just steps from local parks, walking trails, and a new neighborhood school—and only minutes from current Elementary, Junior High, and Senior High schools, shopping centers, and recreation facilities—this move-in-ready home offers the perfect setting for your family to grow.