



6034 114A Street  
Grande Prairie, Alberta

MLS # A2197547



# \$524,900

<b>Division:</b>	O'Brien Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,687 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Interior Lot, Landscaped, No Neighbours Behind, See		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage		

**Inclusions:** Refrigerator, Gas Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Garage Door Opener & Controls, AC, Garage Heater

Ideal family home in the perfect neighborhood just 1/2 block from Elementary school and close to walking trails in the peaceful and serene area of O'Brien Lake. This KCM built "Eldorado" floor plan offers open concept without sacrificing function. Spacious front entry greets you with side coat storage, welcoming front living room with gas fireplace and beautiful West facing windows. Gorgeous kitchen with center island, included stainless appliances with gas stove & walk-thru pantry to back mud-room area/garage access, perfect for grocery drop-off time! Generous sized dining nook leads to the fully fenced & landscaped West facing backyard with no back neighbors. Mud-room features 1/2 bath, main floor laundry and leads to finished & heated oversized dbl garage. Upper level bonus room features new flooring and leads to the 3 great sized bedrooms, full bath and stunning ensuite in the primary. Bsmt is framed and ready for completion of development. Move-in ready with an exceptional location, call today!