

6401 113 Street
Grande Prairie, Alberta

MLS # A2184754



\$630,000

Division:	O'Brien Lake		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,664 sq.ft.	Age:	2022 (3 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Rg
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, See Remarks		

Inclusions: Refrigerator x2, Stove x2, Dishwasher x2, Microwave x2, Washer x2, Dryer x2, Window Coverings, Garage Door Opener & Controls

Nestled in the sought-after community of O'Brien Lake close to the Louis Riel School, this beautifully modified bi-level home offers a perfect blend of style and functionality. Situated on a prime corner lot, this property boasts exceptional versatility with its thoughtfully designed layout. Prepare to be wow'd with a stunning entrance complete with built in bench and coat hooks. The open concept floor plan consists of a feature electric fireplace, large kitchen island and corner pantry plus an additional pantry for upstairs. The dining area provides plenty of space for entertaining and access to the back deck with a gas line. You have a unique flex space perfect for home office or gym. The main level also hosts a spacious primary bedroom with 4pc ensuite and walk-in closet, providing convenience and comfort. Upstairs, you'll find two additional bedrooms and a full bathroom, perfect for family living or guests. The fully finished basement features a legal suite with two bedrooms and a full bathroom, ideal for rental income or extended family living. Experience a generous open space complete with an electric fireplace. Each level enjoys its own single garage, ensuring ample parking and storage. This home is the complete package with A/C and a fully fenced & landscaped backyard. With its unique design and prime location, this home is a rare find in the O'Brien Lake neighbourhood. Don't miss the opportunity to make it yours. Book your showing today!