

6034 114A Street
Grande Prairie, Alberta

MLS # A2197547



\$524,900

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

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