

# \$610,000 - 6514 111a Street, Grande Prairie

MLS® #A2257955

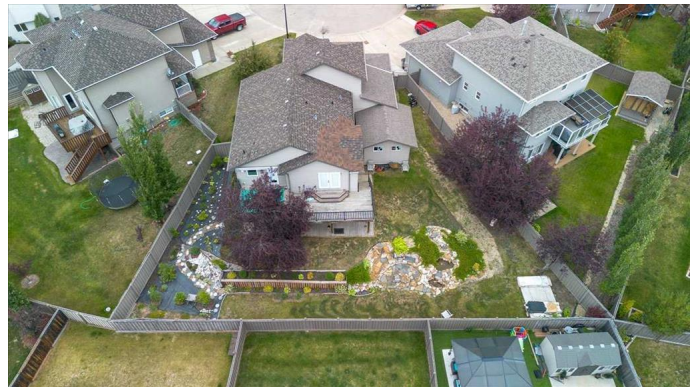
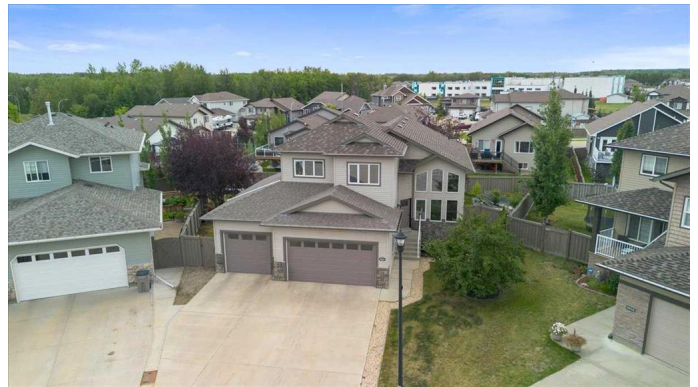
**\$610,000**

4 Bedroom, 3.00 Bathroom, 1,548 sqft

Residential on 0.21 Acres

O'Brien Lake, Grande Prairie, Alberta

Welcome to this absolutely immaculate and meticulously maintained fully developed home in O'Brien Lake! Nestled neatly on a large corner lot in a quiet, family friendly cul-de-sac, sits your forever home! This beautifully designed home with desirable floor plan offers nearly 2000 square feet of developed living space throughout. Boasting 4 bedrooms, 3 bathrooms, a triple car heated garage, and walk out basement this home is the perfect blend of luxury, functionality, and comfort. Inside, you'll find high-end finishes throughout, including stone countertops, hardwood and tile flooring, high ceilings, and central air conditioning. The main floor primary bedroom features a spa-like 5-piece ensuite with a jet tub and steam/sauna tiled shower and French doors giving you access to your massive deck where you can enjoy gorgeous views of your stunning backyard oasis. As you enter, you're welcomed by a spacious entryway featuring a large closet for optimal storage. Upstairs, the open-concept layout is highlighted by soaring windows that flood the space with natural light. The kitchen boasts beautiful cabinetry, rich in colour and warmth, a pantry, new appliances and a bright window over the sink looking into the back yard. The main floor has a full 4pc bath for guests as well as a laundry room for added convenience. The upper level offers two generously sized bedrooms, each with spacious closets. The fully finished walkout basement is perfect for entertaining, complete with a rec room, gas



fireplace and wet bar. You'll also find another additional large bedroom and 4-piece bathroom to complete the space. Both the basement and garage feature upgraded in floor heating on a boiler system. Step outside to enjoy the stunning backyard, featuring an upper deck off the dining room and a lower deck with a newly designated (wired & ready) hot tub area (no hot tub included) and massive storage shed (with permits)! This home offers a 32' x 28' triple car garage. This home is an absolute must-see! Don't wait! call your favourite agent today to schedule your private viewing!

Built in 2007

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2257955          |
| Price          | \$610,000         |
| Bedrooms       | 4                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,548             |
| Acres          | 0.21              |
| Year Built     | 2007              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | Modified Bi-Level |
| Status         | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 6514 111a Street |
| Subdivision | O'Brien Lake     |
| City        | Grande Prairie   |
| County      | Grande Prairie   |
| Province    | Alberta          |
| Postal Code | T8W 0C1          |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 5                                |
| Parking        | Driveway, Triple Garage Attached |
| # of Garages   | 3                                |

## Interior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Pantry, Recessed Lighting, Stone Counters, Storage, Walk-In Closet(s), Bar, Central Vacuum, Wet Bar |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer                                        |
| Heating           | Boiler, Forced Air, Natural Gas, See Remarks                                                                       |
| Cooling           | Central Air                                                                                                        |
| Fireplace         | Yes                                                                                                                |
| # of Fireplaces   | 1                                                                                                                  |
| Fireplaces        | Gas, Basement                                                                                                      |
| Has Basement      | Yes                                                                                                                |
| Basement          | Full                                                                                                               |

## Exterior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior Features | Garden, Other, Private Yard, Storage                                                 |
| Lot Description   | Back Yard, City Lot, Front Yard, Landscaped, Pie Shaped Lot, Cul-De-Sac, See Remarks |
| Roof              | Asphalt Shingle                                                                      |
| Construction      | Stone, Vinyl Siding                                                                  |
| Foundation        | Poured Concrete                                                                      |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 62                   |
| Zoning         | RS                   |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

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