

**6038 114A Street**  
**Grande Prairie, Alberta**
**MLS # A2123547**

**\$549,900**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | O'Brien Lake           |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | Modified Bi-Level      |               |                  |
| <b>Size:</b>     | 1,738 sq.ft.           | <b>Age:</b>   | 2018 (6 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.12 Acre              |               |                  |
| <b>Lot Feat:</b> | Back Yard              |               |                  |

|                    |                     |                   |                         |
|--------------------|---------------------|-------------------|-------------------------|
| <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>   | Concrete            | <b>Zoning:</b>    | Low Density Residential |
| <b>Foundation:</b> | Poured Concrete     | <b>Utilities:</b> | -                       |
| <b>Features:</b>   | See Remarks         |                   |                         |

**Inclusions:** FRIDGE STOVE , DISHWASHER

Come see this stunning modified bilevel nestled in the serene O'Brien Lake community, located a short distance from a picturesque pond and scenic walking trails and with no rear neighbors. Step into a grand foyer featuring ample storage space in a sizable closet. The main level welcomes you with a spacious U-shaped kitchen complete with a convenient corner pantry, sleek granite countertops, and a generous island equipped with a sink and breakfast bar. Adjacent is the expansive dining area, easily accommodating large gatherings. The living room features a cozy gas fireplace. The open concept main floor sets the stage for memorable entertaining moments. Two bedrooms and a full bathroom, as well as laundry room, complete the main level. Retreat to the luxurious master suite located above the garage, boasting a large walk-in closet and an exquisite ensuite showcasing a soothing soaker tub, a separate shower, and dual sinks. The attached double garage, with dimensions of 27 feet in width by 24 feet in depth, offers ample space for parking and storage. The basement is a blank canvas for your own personal developments. Don't miss the chance to make this your new home—schedule your viewing today!