



**GRASSROOTS**  
REALTY GROUP

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**6417 112 Street**  
**Grande Prairie, Alberta**

**MLS # A2281742**



**\$619,900**

<b>Division:</b>	O'Brien Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,718 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped, Pie Shaped Lot		

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

**Inclusions:** Refrigerator, Stove, Dishwasher, Washer, Dryer

Nestled in a quiet cul-de-sac in the desirable O'Brien Lake neighbourhood, this beautifully maintained two-storey home offers 4 bedrooms and 3.5 bathrooms with a thoughtful, family-friendly layout featuring air conditioning. The main floor welcomes you with a large entryway, convenient laundry room with direct access to the heated garage, a half bath, and a cozy living room centered around a fireplace. The bright white kitchen features an island, ample cabinetry, stainless steel appliances, and direct access to the deck - perfect for entertaining or everyday living. Upstairs, the spacious primary retreat boasts a stunning ensuite with walk-in closet, complemented by two additional bedrooms and a full bathroom. The fully finished basement adds incredible versatility with a large living, fourth bedroom, and full bathroom. Outside, enjoy a fully fenced and landscaped backyard boasting a two tiered deck with gazebo as well as a shed for storage, while the triple car garage provides exceptional storage and parking. A rare find in a peaceful location close to schools, shopping and more! Book your showing today!