



GRASSROOTS
REALTY GROUP

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6513 112 Street
Grande Prairie, Alberta

MLS # A2335233



\$599,900

Division:	O'Brien Lake		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,673 sq.ft.	Age:	2013 (13 yrs old)
Beds:	5	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Pantry, Quartz Counters, Soaking Tub, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	dishwasher, refrigerator, stove, washer, dryer, window coverings		

Welcome to this beautifully maintained 2013 modified bi-level, offering 5 spacious bedrooms, 3 full bathrooms, a triple heated garage, and an impressive list of upgrades designed for comfortable family living. With quality finishes throughout and plenty of room for everyone, this home combines style, functionality, and everyday convenience. Step inside and you're welcomed by a spacious front entry with a large closet, setting the tone for the thoughtful layout found throughout the home. The main level features two generously sized bedrooms, a full 4-piece bathroom complete with tile flooring, and the convenience of main floor laundry. The heart of the home is the stunning kitchen, showcasing beautiful Tuscan-style cabinetry, quartz countertops installed in 2019, a large breakfast bar, pantry, and plenty of storage and workspace for preparing meals and entertaining. The adjoining dining area provides direct access to the rear deck, while the bright living room offers a warm and inviting space to gather around the cozy gas fireplace. Privately located above the garage, the spacious primary suite serves as the perfect retreat. Featuring a large walk-in closet and a 4-piece ensuite complete with a soaker tub and separate shower, it's a space you'll look forward to relaxing in at the end of each day. The fully developed basement offers even more living space with a large family and entertainment room, two additional large sized bedrooms, and another full 4-piece bathroom with a tiled floor and tub surround, providing flexibility for larger families, guests, or a home office. Outside, you'll appreciate the beautifully landscaped backyard complete with a rear deck, stamped concrete patio and walkway, creating the perfect setting for entertaining or enjoying warm summer evenings. The heated triple attached garage features floor drainage, making it as practical as it is

spacious. Additional features include central air conditioning, hot water on demand, a water softener, reverse osmosis system, central vacuum installed by the current owner, a garburator, and a dishwasher replaced in 2019, offering comfort, convenience, and peace of mind for years to come. If you've been searching for a move-in-ready family home with exceptional space, premium finishes, and a triple heated garage, this property is one you won't want to miss. Contact your REALTOR® today to book your private showing.