

**6417 112 Street
Grande Prairie, Alberta**

MLS # A2281742



\$619,900

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

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