



GRASSROOTS
REALTY GROUP

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6646 112 Street
Grande Prairie, Alberta

MLS # A2245359



\$529,900

Division:	O'Brien Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,555 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Cul-De-Sac, Gazebo, Landscaped, No Neighbours Behind, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Walk-In Closet(s)		

Inclusions: Hot tub, shed

Welcome to your dream home in desirable O'Brien Lake! This beautifully maintained 2-storey home offers 4 spacious bedrooms, 3.5 bathrooms, and a layout designed with family living in mind. Ideally situated directly across from a park and no rear neighbours, this home provides the perfect blend of privacy and community. Step inside to find an inviting open-concept main floor, a bright living area, and a functional kitchen—perfect for hosting or day-to-day life. Upstairs, you'll love the bonus room, ideal for a playroom, media room, or home office. The fully finished basement offers even more living space with an additional bathroom and bedroom. Outside is where this home truly shines: the garden sanctuary backyard is a peaceful retreat for the green thumb or outdoor entertainer. Whether you're enjoying a quiet morning coffee or hosting summer BBQs, this space was made for backyard enthusiasts. Located in a family-friendly neighbourhood, with schools, trails, and amenities nearby—this O'Brien Lake gem is the total package. Don't miss your chance to call it home!