



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

6538 112 Street
Grande Prairie, Alberta

MLS # A2271008



\$529,900

Division:	O'Brien Lake		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,381 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Many Trees, See Remarks,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Jetted Tub, Kitchen Island, Pantry, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Garage heater, garden shed

Beautiful One-Owner Modified Bi-Level in O'Brien Lake Subdivision. Welcome to this well-maintained 4 bedroom, 3 bathroom modified bi-level, built by Vision Homes in 2012 and lovingly cared for by its original owner. Situated on a desirable corner lot, this fully developed home offers exceptional comfort, thoughtful upgrades, and move-in-ready convenience. Step inside to a bright, open main floor featuring modern finishes and plenty of natural light. The home includes central A/C, a spacious living area, and a functional layout ideal for families with the primary bedroom located above the garage. The attached, heated double garage is fully finished and packed with practical features: sloped floor to drain, hot and cold taps, and a sink. Outside, the property is fully landscaped with mature trees for added privacy. Enjoy the partially covered deck—complete with a privacy wall and framing for under-deck storage—making it a great spot for outdoor living. Recent upgrades (2025) include a new washer, stove, and water heater. This is a fantastic opportunity to own a quality-built, beautifully maintained home in a quiet, family-friendly neighbourhood.