



6517 112 Street
Grande Prairie, Alberta

MLS # A2134348



\$554,900

Division:	O'Brien Lake		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,678 sq.ft.	Age:	2012 (12 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Private Electric Vehicle Charging Station(s)		
Lot Size:	0.15 Acre		
Lot Feat:	City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, No Smoking Home, Sump Pump(s), Vaulted Ceiling(s), Wired for Sound		

Inclusions: NA

Immaculate Home in O'Brien Lake Discover this exquisite modified bilevel built by Vision Homes, and situated in the highly desirable O'Brien Lake neighborhood. This residence combines luxury, comfort, and practicality, making it the perfect place to call home! **KEY FEATURES:** - 4 Bedrooms & 3 Full Bathrooms: Spacious and versatile, ideal for families of all sizes. - Large Office Space: Perfect for remote work or a home business. - Modern Comforts: Enjoy air conditioning throughout the home, along with in-floor heating in the basement and upstairs bathrooms. - Elegant Interiors: Features such as wainscoting, hardwood floors, and high ceilings add a touch of sophistication and charm. Expansive windows throughout the home with custom blinds offer both an abundance of natural light and the option for privacy. - Spacious Ensuite: The master bedroom boasts a walk-in closet and a luxurious ensuite bathroom with large soaker tub and tiled shower. - Immaculate Condition: This home is meticulously maintained and offers quick possession for those eager to move in. - Convenient Location: Near essential amenities, schools, recreational facilities, and situated on a bus route ensuring excellent snow clearing during winter months and additional wide street parking. - Recent Upgrades: New sump pump and 75-gallon hot water tank installed in 2023 providing efficiency and reliability. - Outdoor Living: Enjoy the maintenance free deck & railing with gas bbq line, along with a freshly painted fence and grassed area, creating an inviting outdoor retreat. - Garage & Storage: The heated, oversized double car garage is perfect for vehicle storage and workspace. Under-deck storage maximizes space utilization. - EV Ready: Equipped with a Level 2, 50 amp EV charger with both internal and external access. This home stands out with its curb appeal, thoughtful design, and prime

location. Don't miss the opportunity to own this remarkable property in O'Brien Lake. Schedule your viewing today and step into your new home!