



**6626 112 Street  
Grande Prairie, Alberta**

**MLS # A2163073**



**\$474,900**

<b>Division:</b>	O'Brien Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,701 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, No Neighbours Behind, Irregular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, Pantry		

**Inclusions:** GDO & Control, Garage Shelving, Garage Heater

This home checks all the boxes. Wonderful 2 storey backing onto a field and trees in the desirable O'Brien Lake subdivision. Enjoy your privacy in the gorgeous, newly constructed sunroom and/or on the deck! Perfect for entertaining and families, this home features an open living area with a spacious living room and a kitchen that features stainless steel appliances, a large island with eating bar, and a huge walk thru pantry!!! The dining area looks out over the back yard and open field. Also on the main floor you'll find a half bath and laundry. Upstairs is a large bonus room with huge windows, a full bathroom, and 3 bedrooms, the master with a wonderful ensuite c/w soaker tub and seperate shower. The garage is finished and heated. Don't delay, check this home out today!!!