

**6414 112 Street**  
**Grande Prairie, Alberta**

**MLS # A2326266**



**\$679,900**

|                  |                                       |               |                   |
|------------------|---------------------------------------|---------------|-------------------|
| <b>Division:</b> | O'Brien Lake                          |               |                   |
| <b>Type:</b>     | Residential/House                     |               |                   |
| <b>Style:</b>    | Modified Bi-Level                     |               |                   |
| <b>Size:</b>     | 1,911 sq.ft.                          | <b>Age:</b>   | 2013 (13 yrs old) |
| <b>Beds:</b>     | 7                                     | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Triple Garage Attached                |               |                   |
| <b>Lot Size:</b> | 0.15 Acre                             |               |                   |
| <b>Lot Feat:</b> | Back Yard, City Lot, Landscaped, Lawn |               |                   |

|                    |                                                                                                |                   |    |
|--------------------|------------------------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                                                                                     | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Laminate, Tile                                                                                 | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                                                                | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                                                                                           | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                                       | <b>Zoning:</b>    | RS |
| <b>Foundation:</b> | Poured Concrete                                                                                | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Breakfast Bar, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Vaulted Ceiling(s) |                   |    |

**Inclusions:** Basement Refrigerator, Washer, Dryer, Microwave, Shed

Welcome to O'Brien Lake! Situated on a large corner lot, triple attached garage, RV parking, and a fully developed basement with Separate Entrance from Garage, this impressive modified bi-level offers the perfect blend of space, comfort, and functionality for the growing family. Step inside and be welcomed by a bright open-concept layout featuring soaring ceilings, oversized windows, and a stunning stone-faced gas fireplace that anchors the main living space. The spacious kitchen is designed to impress with granite countertops, dark cabinetry, stainless steel appliances, a tile backsplash, walk-in pantry, and a massive centre island that makes entertaining effortless. The dining area is perfectly positioned with access to the rear deck, creating a seamless indoor-outdoor living experience. The main floor offers two spacious bedrooms, a full bathroom, and the convenience of main-floor laundry. Above the garage, you'll find a private primary retreat complete with a large walk-in closet and a beautifully appointed ensuite featuring dual vessel sinks, a jetted tub, and separate shower. Downstairs, the fully developed basement adds incredible versatility with four additional bedrooms, a large family room, a full bathroom, a second laundry area, and direct access to the triple attached garage. Whether you're accommodating a large family, guests or looking for extra workspace, this lower level provides all the flexibility you could ask for. Outside, you'll love the fully fenced and landscaped backyard with plenty of room for kids, pets, and summer gatherings. The west-facing yard allows you to enjoy long summer evenings and beautiful sunsets from your deck. The oversized driveway and triple garage provide abundant parking for vehicles, toys, trailers, and RVs. Located in the highly desirable community of O'Brien Lake, this home is

close to parks, walking trails, schools, and all major amenities while offering the quiet family-friendly atmosphere buyers are looking for. Homes offering this much space, parking, and versatility don't come along often. Book your private showing today and see everything this exceptional property has to offer!