

**6626 112 Street
Grande Prairie, Alberta**

MLS # A2163073



\$474,900

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

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|--------------------|---|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | RS |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | 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!!!