



**6001 112 Street**  
**Grande Prairie, Alberta**

**MLS # A2187549**



**\$535,000**

<b>Division:</b>	O'Brien Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,500 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Fruit Trees/Shrub(s), Front Yard, Lawn, Yard Drainage		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Double Vanity, Jetted Tub, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Basement Appliances		

Located in O'Brien Lake, fantastic residence offers a harmonious blend of comfort and functionality. The Modified Bilevel layout comprises 6 bedrooms (or 5 Beds with an office) and 3 bathrooms, with the primary bedroom boasting a generous 400 sq. ft. The heart of the home is the modern kitchen, featuring stainless steel appliances, ample cabinetry, and a practical island with a breakfast bar. The living areas are designed for relaxation, with the City Approved In Law suite in the fully developed basement. Natural light floods through the all of the large windows throughout. The bathrooms exude elegance, with primary ensuite featuring a luxurious oval tub surrounded by dark tilework and illuminated by a chandelier. The home's decor strikes a balance between contemporary and traditional elements, with neutral tones dominating the color palette. Laminate floors and plush carpeting add warmth throughout. Storage solutions are integrated seamlessly, from built-in shelving to spacious dressers in the bedrooms. The property also includes a double attached heated garage and a large entryway, providing efficient movement between floors. With its thoughtful design and ample space, this home provides a perfect setting for comfortable family living. Call your favorite Realtor&reg; and book your showing today!!