

**6538 112 Street**  
**Grande Prairie, Alberta**

**MLS # A2271008**



**\$529,900**

|                  |                                                                         |               |                   |
|------------------|-------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | O'Brien Lake                                                            |               |                   |
| <b>Type:</b>     | Residential/House                                                       |               |                   |
| <b>Style:</b>    | Modified Bi-Level                                                       |               |                   |
| <b>Size:</b>     | 1,381 sq.ft.                                                            | <b>Age:</b>   | 2012 (13 yrs old) |
| <b>Beds:</b>     | 4                                                                       | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached, Parking Pad                                     |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                                                               |               |                   |
| <b>Lot Feat:</b> | Back Yard, Corner Lot, Front Yard, Landscaped, Many Trees, See Remarks, |               |                   |

|                    |                                                                                                                      |                   |    |
|--------------------|----------------------------------------------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                                                                                                           | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Laminate, Tile                                                                                               | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                      | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                                                                                                                 | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Stone, Vinyl Siding                                                                                                  | <b>Zoning:</b>    | RS |
| <b>Foundation:</b> | Poured Concrete                                                                                                      | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Breakfast Bar, High Ceilings, Jetted Tub, Kitchen Island, Pantry, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s) |                   |    |

**Inclusions:** Garage heater, garden shed

Beautiful One-Owner Modified Bi-Level in O'Brien Lake Subdivision. Welcome to this well-maintained 4 bedroom, 3 bathroom modified bi-level, built by Vision Homes in 2012 and lovingly cared for by its original owner. Situated on a desirable corner lot, this fully developed home offers exceptional comfort, thoughtful upgrades, and move-in-ready convenience. Step inside to a bright, open main floor featuring modern finishes and plenty of natural light. The home includes central A/C, a spacious living area, and a functional layout ideal for families with the primary bedroom located above the garage. The attached, heated double garage is fully finished and packed with practical features: sloped floor to drain, hot and cold taps, and a sink. Outside, the property is fully landscaped with mature trees for added privacy. Enjoy the partially covered deck—complete with a privacy wall and framing for under-deck storage—making it a great spot for outdoor living. Recent upgrades (2025) include a new washer, stove, and water heater. This is a fantastic opportunity to own a quality-built, beautifully maintained home in a quiet, family-friendly neighbourhood.