



GRASSROOTS
REALTY GROUP

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**7021 112 Street
Grande Prairie, Alberta**

MLS # A2227049



\$319,900

Division:	Pinnacle Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,193 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Front Yard, Landscaped, Lawn		

Heating:	Forced Air
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Concrete, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Storage, Sump Pump(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R
Utilities:	-

Inclusions: N/A

This 3 bedroom 2 story half duplex has all you could want for a lucrative rental or family home featuring upstairs Laundry, fenced yard, Natural gas Fireplace and a kitchen Island. The main floor boast a half bath adjacent to the great room combining the Living room, Kitchen and dinning area. East facing glass sliding door provides lots of light and leads to the back deck and private fenced well maintained yard yard. The basement is undeveloped and ready for your personal touch. Call your Realtor to book a viewing appointment today.