



GRASSROOTS
REALTY GROUP

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6925 115A Street
Grande Prairie, Alberta

MLS # A2246108



\$449,000

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,073 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Fruit Trees/Shrub(s), Landscaped, Lawn, Many Trees		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Laminate Counters		

Inclusions: All appliances and blinds

Charming 4-Level Split on a Corner Lot in Pinnacle Ridge & Move-In Ready! Welcome to this fabulous, well-maintained 4-level split located on a desirable corner lot in the sought-after neighborhood of Pinnacle Ridge. This pet-free, smoke-free home is completely move-in ready and perfect for families looking for comfort, space, and a touch of outdoor paradise with a heated garage. Inside, you're greeted by a spacious front entry that flows seamlessly into a bright and inviting living room. The kitchen offers everything you need with a large island, ample cabinetry, a corner pantry, and a generous dining area—ideal for both family meals and entertaining guests. Step through the back door to enjoy your private deck overlooking a beautifully landscaped backyard. Love gardening? This property is a dream come true with gorgeous flower beds, a vegetable garden, and a greenhouse—perfect for anyone with a green thumb. Upstairs, the spacious primary bedroom features his-and-hers closets and a private 3-piece ensuite. On the lower level, you'll find a cozy family room offering plenty of space to relax, entertain, or set up a home office or play area. Located close to schools, parks, and playgrounds, this home is ideal for growing families or anyone looking to settle into a welcoming and vibrant community. Don't miss your chance to own this incredible home—schedule your viewing today!