



GRASSROOTS
REALTY GROUP

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7001 115 Street
Grande Prairie, Alberta

MLS # A2262402



\$365,000

| | | | |
|------------------|---------------------------------------------------------------------------|---------------|-------------------|
| Division: | Pinnacle Ridge | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,050 sq.ft. | Age: | 2010 (15 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Low Maintenance Land | | |

| | | | |
|--------------------|--------------------------------------------------------------------------------------------------|-------------------|----|
| Heating: | Fireplace(s), Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | RS |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows | | |

Inclusions: All furniture/decor/cookware etc. can be negotiated to come fully set up

This beautiful bi-level home is available for immediate possession! Step inside your spacious entryway and you will notice the matte tile flooring, vaulted ceilings and custom metal spindle railing, providing a sense of openness and flow. Upstairs you are welcomed into your living room, adorned with light wood flooring and a gas burning fireplace. The kitchen offers plenty of cupboard space, matte black subway tile backsplash and an eat-at island. You can access your two-tiered back deck off the dining room, complete with composite decking and storage underneath. The north side of the home offers two bedrooms, the master having his and her closets, and a shared bathroom with a vanity large enough to turn it into a double sink top. Downstairs is partially developed and ready for your finishing touches. You will find a laundry room and a partially framed in bedroom / bathroom complete with a working high-end toilet. Some additional framing, drywall and doors are all that's needed to create a secondary master suite, 4th bedroom and additional living area down here. Call your trusted Realtor today to book a viewing! All furnishing, cookware and decor can remain with the home, allowing you to be fully set up from day one!