



GRASSROOTS
REALTY GROUP

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**7024 113 Street
Grande Prairie, Alberta**

MLS # A2266836



\$365,000

Division:	Pinnacle Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,345 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, City Lot, Lawn, Rectangular Lot		

Heating: High Efficiency, Natural Gas

Floors: Carpet, Laminate, Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island, Laminate Counters, No Smoking Home, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RC

Utilities: -

Inclusions: Shed

Affordable Home in the City Alert!!!!Very quiet Street, Short Walk to Isabell Campbell and Ecole Nouvelle, 6 min drive to Eastlink Centre, St Joes, Charles Spencer, South 40 Shopping***Hardly any traffic on the street***Solid, well maintained, fully developed home, with upgraded appliances-All Stainless Kitchen, HWT replaced 2024*** Soundproofed, cannot hear the neighbor at all***Three bedrooms and two bathrooms upstairs, one bedroom and one bathroom basement***Gas fireplace in living room***No carpet on main and upper level***Fully fenced yard***Single attached garage 22x10' with overhead and wall shelving