



7102 115B Street
Grande Prairie, Alberta

MLS # A2278386



\$474,900

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|------------------|--|---------------|-------------------|
| Division: | Pinnacle Ridge | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,512 sq.ft. | Age: | 2010 (16 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Parking Pad | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Landscaped, No Neighbours Behind, Rectangular Lot, See Remarks | | |

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|--------------------|--|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding | Zoning: | RS |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Closet Organizers, See Remarks, Storage | | |

Inclusions: Fridge, stove, dishwasher, washer/dryer, central AC, window coverings, garage door opener and controls, garden shed

Welcome to this meticulously maintained, one-owner 1,512 sq ft two-storey home located in the sought-after Pinnacle Ridge neighbourhood. Fully developed and stylishly finished, this home offers 4 bedrooms and 3.5 bathrooms with a functional layout ideal for modern family living. The main floor features convenient laundry, while the fully landscaped west-facing backyard with no rear neighbours provides exceptional privacy and evening sun making it perfect for relaxing or entertaining. Enjoy year-round comfort with central air conditioning and a heated garage. Move-in ready and cared for with pride, this home is ideally situated close to schools, parks, and all amenities.