

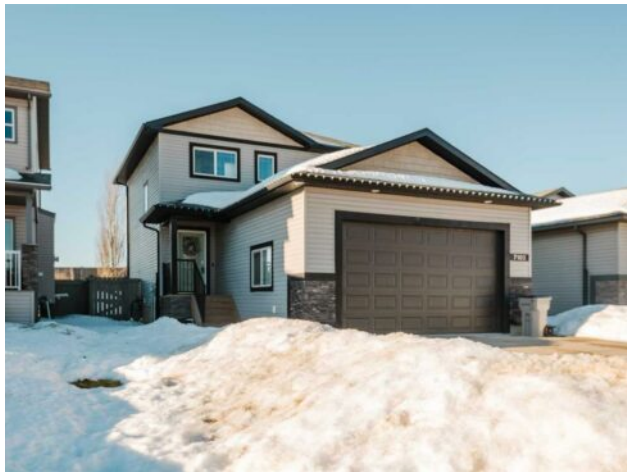


GRASSROOTS
REALTY GROUP

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7102 115B Street
Grande Prairie, Alberta

MLS # A2278386



\$474,900

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		

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.