



7158 114 Street
Grande Prairie, Alberta

MLS # A2284951



\$399,900

Division: Pinnacle Ridge

Type: Residential/House

Style: 2 Storey

Size: 1,340 sq.ft. **Age:** 2008 (18 yrs old)

Beds: 4 **Baths:** 2 full / 1 half

Garage: Parking Pad

Lot Size: 0.09 Acre

Lot Feat: Back Yard

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Laminate, Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Vinyl Siding

Zoning: RS

Foundation: Poured Concrete

Utilities: -

Features: See Remarks

Inclusions: N/A

Fully developed two-storey living under \$400,000—;immaculate, thoughtfully maintained, and completely move-in ready. From the moment you step inside, this home just feels right. The kitchen is a standout, featuring rich espresso cabinetry, a central island, and stainless steel appliances—;perfectly designed for both everyday living and entertaining. Large, sun-filled windows frame views of the fully landscaped, fully fenced backyard and flood the main floor with natural light. And the backyard? A gorgeous wood patio with a sleek, modern privacy fence, natural gas hookup for your BBQ, arched black metal gates, and a double concrete parking pad make this space as functional as it is inviting—;ideal for summer evenings and weekend gatherings. Back inside, the cozy living room is finished with durable laminate flooring and anchored by a natural gas fireplace. Upstairs, you’ll find three well-sized bedrooms and a full bathroom, including a primary retreat complete with walk-in closet and private ensuite. New High efficiency HWT (2021) and New high efficiency Furnace (2024) - New Kitchen Appliances (2025) The fully developed basement adds even more living space with a family room, an additional bedroom, and a full bathroom rough-in (ready for finishing)—;perfect for guests, teens, or a home office setup. Clean, bright, and welcoming throughout—;this is the kind of home you know is the right one the moment you walk through the door.