



**GRASSROOTS**  
REALTY GROUP

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**7158 114 Street**  
**Grande Prairie, Alberta**

**MLS # A2284951**



**\$399,900**

<b>Division:</b>	Pinnacle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,340 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Fully developed two-storey living under \$400,000&mdash;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&mdash;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&mdash;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&rsquo;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 effeincy 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)&mdash;perfect for guests, teens, or a home office setup. Clean, bright, and welcoming throughout&mdash;this is the kind of home you know is the right one the moment you walk through the door.