



**7018 112 Street  
Grande Prairie, Alberta**

**MLS # A2297939**



**\$315,000**

<b>Division:</b>	Pinnacle Ridge		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,324 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Veneer	<b>Zoning:</b>	RC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Tankless Hot Water		

**Inclusions:** none

Welcome to this beautifully maintained end-unit townhouse in Pinnacle Ridge; Offering comfort, functionality, and great curb appeal in one of Grande Prairie's most desirable neighbourhoods. This bright and inviting home features a spacious open-concept main floor, perfect for both everyday living and entertaining. The kitchen has been refreshed with freshly painted cabinetry, stainless steel appliances, and a layout that flows seamlessly into the dining and living areas. Upstairs, you'll find three well-sized bedrooms and two full bathrooms, including a private ensuite off the primary bedroom—providing the ideal retreat at the end of the day. A convenient half bath is located on the main floor for guests. Step outside to enjoy a fully fenced yard, perfect for kids, pets, or summer evenings, along with paved parking accessible from the back alley. As an end unit, this home offers added privacy and standout curb appeal. A fantastic opportunity for first-time buyers, young families, or investors. This home is clean, move-in ready, and located close to schools, parks, and amenities.