

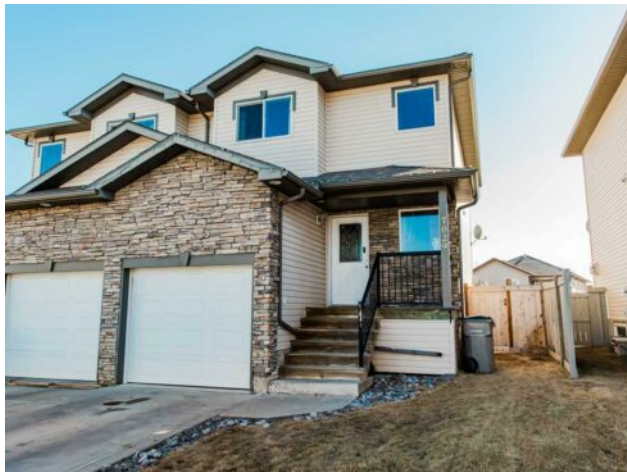


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

7029 112 Street
Grande Prairie, Alberta

MLS # A2120320



\$289,900

Division:	Pinnacle Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,226 sq.ft.	Age:	2007 (17 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Concrete Driveway, Parking Pad, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	Fridge, Stove, Dishwasher, Washer, Dryer, Shed, Fixed window coverings
--------------------	--

Possession available for early August! Welcome to this meticulously cared for half duplex nestled in the desirable community of Pinnacle Ridge. This quality-built home boasts 3 bedrooms, 2.5 bathrooms, and a host of modern amenities, making it the perfect place to call home. Upon arrival, you'll be greeted by the charming curb appeal enhanced by stone details and a quiet street setting. The single-car garage and extra-long driveway provide ample parking space for up to three vehicles, ensuring convenience for you and your guests. Step inside to discover a thoughtfully designed main floor featuring an inviting entrance, open-concept kitchen, dining area, and living room. The kitchen shines with an island, newer fridge, dishwasher, and plenty of cabinet space, while the cozy gas fireplace adds warmth and ambiance to the living space. Upstairs, you'll find the perfect retreat with three bedrooms, including a master bedroom complete with a 4-piece ensuite bathroom and a convenient laundry room, making chores a breeze. Outside, the fully fenced yard offers privacy and a perfect space for outdoor enjoyment, with a deck and shed for added convenience. The basement presents a blank canvas, ready for your personal touch to develop into additional living space or utilize as open storage according to your needs. With its prime location, quality construction, and modern features, this home offers the epitome of comfortable and convenient living in Pinnacle Ridge. Don't miss out on this opportunity – schedule your viewing today!