



7010 115B Street
Grande Prairie, Alberta

MLS # A2142493



\$499,000

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,386 sq.ft.	Age:	2014 (10 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot, Fruit Trees/Shrub(s), Few Trees, Garden, Gentle Sloping		

Heating:	Central, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS Small Residential Lot
Foundation:	Poured Concrete	Utilities:	-

Features: Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Recessed Lighting, Separate Entrance, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)

Inclusions: Two washer dryer sets, appliances, Window blinds and curtains. Mirrors, garage shelving, garage work bench and drawers, Two built in AC Units.

Visit REALTOR® website for additional information. 5 Bed, 4 Full Bath, Plus 1 Office/Bedroom, 2 Car garage, 2 Laundry Sets, 2 Full Kitchens, Unique Suite illegal full stop. BASEMENT: Separate entry, 2 bedroom, full kitchen & stacking laundry, full bath, walk out basement, extra large windows, plus double doors between suite, very well sound proofed. Extra large triple pane windows. MASTER BEDROOM: Large and Bright, Full bath, Walk-in closet, Air Condition.OFFICE: Has water hookup for possible esthetics/lashes etc plus a full bathroom. SUNROOM: Enclosed & insulated, water proof floor, heated. OUTDOORS: Large deck with natural Gas BBQ, Mature trees, raspberries and garden. Large deck with natural gas BBQ. GARAGE: Heated garage, heated slab under door, sump, Quiet Belt Drive Wifi Door opener, Work Benches and Drawers, shelving, Dehumidifier.