



7114 115 Street E
Grande Prairie, Alberta

MLS # A2149530



\$514,900

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,434 sq.ft.	Age:	2012 (12 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.01 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind, Landscaped, Private,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	ICF Block, Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: See Remarks

Welcome to your new home! This 1434 sq ft bi-level has all the features you could ask for. Start by walking into a bright and inviting entrance with new flooring that continues throughout the main floor. Then, notice the updated light fixtures as you walk past the two convenient main-floor bedrooms and 3pc bathroom. Envision preparing family dinners in your kitchen that includes under cabinet lighting, soft close hardware, a new granite composite sink & tap with garburator, newer stainless steel appliances, and a gas range. The spacious living room has plenty of natural light that showcases the gas fireplace and the built-in media wall detail. The large primary bedroom occupies the entire upper floor and features black-out blinds, a 4 pc ensuite bathroom with a jetted tub and a walk-in closet. Then head on down to the fully developed basement that features 2 more large bedrooms with custom built-in closet shelving, a 3 pc bathroom, and a huge family room complete with a built-in entertainment wall. Walking out into the backyard you'll notice, NO REAR NEIGHBORS, access to a community park and a 2 tier deck, ideal for grilling and entertaining. Plus, there is wiring for a future hot tub installed prior to the completion of the basement in 2018. The air conditioning unit was installed in 2021 to keep you cool in our hot summer months. And to finish it off, parking won't be an issue with this place! You can choose from your 24'x24' heated garage which is complete with hot & cold water connections or the 44'+ long driveway ideal for multiple vehicles or RV parking. This property is conveniently located close to multiple Grande Prairie Public & Catholic schools, the Eastlink Centre, and the South 40 Shopping Centre. This place has it all! Call today to book a private showing. The Realtor is related to the sellers.