



**GRASSROOTS**  
REALTY GROUP

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6934 115B Street  
Grande Prairie, Alberta

MLS # A2183671



**\$386,800**

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,028 sq.ft.	Age:	2013 (11 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Lawn, Irregular Lot, Landscaped		

Heating:	High Efficiency	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: N/A

Fully developed home on a corner lot with no rear neighbors in Pinnacle Ridge!!! This 4 bedroom and 3 bathroom home is walking distance to schools. The kitchen has dark-stained maple cabinets, granite countertops, tile floors, tile backsplash, and stainless steel appliances. The living room has hardwood floors. The primary bedroom has a full ensuite. The 2nd bedroom and full main bathroom complete the main floor. The basement has a huge family room with a custom built-in TV area, bedrooms 3 & 4, a large 3rd bathroom with a double shower, and a huge storage and laundry room. The fully fenced backyard is landscaped, a ground-level deck, and the front brick pad offers additional parking. The attached double garage is heated, insulated, and boarded. Book your showing today!!!