



7118 115B Street
Grande Prairie, Alberta

MLS # A2193275



\$449,900

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,221 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), See Remarks, Walk-In Closet(s)		

Inclusions: A/C, Garage cabinets, Bathroom cabinets, Govee Christmas lights, Blinds, Nest Thermostat, Deck awning.

Beautifully Updated Family Home in Desirable Southwest Grande Prairie. This stunning modified bilevel offers the perfect blend of modern comfort and convenient location. Situated on a quiet street in a sought-after Pinnacle Ridge, this 4-bedroom (easily convertible to 5), 3-bathroom home boasts no rear neighbors, providing nice privacy. Step inside and be greeted by a spacious tiled front entry with wide stairs leading to the main floor and fully developed basement. The main level features vaulted ceilings and hardwood flooring in the bright and airy living room, centered around a cozy gas fireplace. The espresso kitchen is complete with granite countertops, undermount sink, ample cabinetry, and modern décor. Enjoy meals in the adjacent dining area, bathed in natural light and convenient access to back yard. The fully developed basement offers even more living space, featuring high ceilings and large windows. Vinyl plank flooring flows throughout, creating a warm and inviting atmosphere. A versatile office area provides the perfect space for working from home, a playroom, a gym, or could easily be converted into a 5th bedroom. A convenient bathroom with nice vanity and glass shower with adjoining laundry completes this level. Updates abound in this meticulously maintained home, including granite countertops throughout, a new deck with aluminum railing perfect for outdoor entertaining, hot water on demand, finished double garage and enjoy year-round comfort with air conditioning. Outside, the property is fully fenced and landscaped and location is unbeatable, close to parks, schools, the Eastlink Center, and a variety of shopping amenities. Don't miss out on this exceptional opportunity to own a beautifully maintained home in prime location. Act quickly and schedule your showing today!