



GRASSROOTS
REALTY GROUP

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**7006 115B Street
Grande Prairie, Alberta**

MLS # A2208045



\$424,900

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,104 sq.ft.	Age:	2013 (12 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: WINDOW COVERINGS

This well maintained home is ready for you! The bright front living room features large windows for plenty of natural light. The open-concept kitchen and dining area offer ample cabinetry, and direct access to a deck—perfect for entertaining and relaxing. Beautiful tiled backsplash & stainless steel appliances compliment the gorgeous cream grey cabinets. Upstairs, you'll find three bedrooms, including a primary suite with a private ensuite & large walk-in closet, plus a full main bath. The basement is partially developed and awaits your finishing touches, two good sized bedrooms are already started. A double garage provides plenty of parking & lots of storage shelving, plus it is heated. Yard is fully fenced and landscaped with a nice large deck to enjoy.