



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

6938 115 Street
Grande Prairie, Alberta

MLS # A2269049



\$417,000

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,394 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Jetted Tub, Kitchen Island, Open Floorplan, Pantry		

Inclusions: fridge, stove, washer, dryer, dishwasher, microwave rangehood (all appliances as is)

Modified bi-level in the family-friendly community of Pinnacle Ridge! Sunny west-facing backyard, and plenty of space inside and out! The main floor features an open layout that feels instantly welcoming. The living room features a cozy fireplace — perfect for relaxing on cool evenings. The kitchen has everything you need, including a large island with breakfast bar, pantry, and stainless steel appliances. The dining area opens onto a covered deck. There are two good-sized bedrooms on the main floor plus a four-piece bathroom. Upstairs, the spacious primary suite offers a private getaway with a four-piece ensuite and a jetted tub. The fully fenced backyard is ready for family fun and entertaining, complete with a deck, fire pit area, and shed. Other Highlights: 24' x 24' garage, unfinished basement with tons of potential. If you've been looking for a comfortable home in a great neighborhood with room to grow, this one's worth a look!