



GRASSROOTS
REALTY GROUP

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7018 115B Street
Grande Prairie, Alberta

MLS # A2293516



\$459,900

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,320 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, No Neighbours Beh		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, High Ceilings, No Smoking Home, Open Floorplan		

Inclusions: Window blinds included

Beautifully maintained family home located in the Desirable, family friendly neighborhood of Pinnacle Ridge. This home is steps away from a park/playground/skating rink area and close to Isabelle Campbell school and Ecole Nouvelle Frontiere school. Upon entering there is a spacious tile foyer and tile stairway to the main floor, leading up to a generously sized kitchen that offers an abundance of modern cabinets, beautiful granite counter tops, stainless appliances, an extra coffee bar nook, and tile. The dining area has plenty of room for a large table and has garden door to a covered, west facing deck with views of Flying Shot Lake. Cozy living room off the kitchen/dining space with a gas fireplace and built in corner shelving for family photos. The main floor offers two bedrooms and a 4-piece bathroom. The primary suite above the garage has walk-in closet and convenient 3pc bath. The basement is partially finished with a bedroom, laundry room and family room space or playroom for the kids. The attached double garage is finished and painted, including a painted floor with drain. This home has never been smoked, is immaculate, turn-key waiting for the perfect family. This won't last long – Call your favorite agent today to book your private viewing.