



GRASSROOTS

REALTY GROUP

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**7150 114 Street
Grande Prairie, Alberta**

MLS # A2297898



\$379,900

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,100 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, On Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Vinyl Windows		
Inclusions:	Shed, Blinds		

Welcome to this beautifully updated, move-in ready 4 bedroom, 3 bathroom home in sought-after Pinnacle Ridge-perfect for families or investors alike. Situated directly across from Isabel Campbell School, within walking distance to Ecole Nouvelle Frontiere School. You'll love the convenience of nearby parks, playgrounds, and scenic walking trails, all within a quiet and secure neighbourhood. This home is very clean and well maintained. Step inside to a bright, open-concept main floor featuring a spacious living room with large front windows, a dining area with access to the side deck and lower patio. The kitchen is complete with new cupboards, new countertops, new stainless dishwasher, new stainless stove, new stainless microwave rangehood, and plenty of workspace, along with a convenient corner pantry. Stylish new flooring runs throughout the kitchen, dining area, and living room, creating a modern and cohesive feel. The home has also been freshly painted, offering a clean, updated look throughout. The main level includes a generously sized primary bedroom with a private 3-piece ensuite, plus two additional well-sized bedrooms and a full 3-piece bathroom. Downstairs, the fully developed walk-up basement adds incredible functionality and convenience, offering a large family room, a spacious fourth bedroom, and a third full 3-piece bathroom. New flooring has also been added to the basement family room and bedroom, enhancing comfort and style. You'll also appreciate the convenience of a new washer and dryer and a newer hot water tank. Step outside to enjoy easy access from the walk-up basement to the rear patio and nicely sized backyard, complete with a two-tier deck that connects to the main floor dining area—perfect for entertaining or relaxing. The property includes a rear parking pad for two vehicles, with ample street

parking available out front. There's room in the backyard for a future detached garage or workshop. This well-maintained and thoughtfully updated home is a fantastic opportunity—whether you're looking for your next family home or a solid investment property. Book your showing today!