



**7125 115 Street
Grande Prairie, Alberta**

MLS # A2299575



\$499,900

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,601 sq.ft.	Age:	2011 (15 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, See Remarks		

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer

Welcome to this spacious and beautifully designed modified bi-level located in the desirable Pinnacle Ridge neighbourhood close to schools, parks, and all amenities! Offering 6 bedrooms and 3 full bathrooms, this home is perfect for growing families or those needing extra space. The open-concept main floor features a bright living room complete with a cozy gas fireplace, seamlessly flowing into the kitchen. Your kitchen features stainless steel appliances, plenty of cupboards for storage and counter space including an eating bar, plus a dining area with access to the back deck, ideal for entertaining. Two well-sized bedrooms and a full bathroom complete the main level, while the private primary suite above the garage offers a walk-in closet and a 4-piece ensuite. The fully developed basement adds even more living space with a large family room, three additional bedrooms, and another full bathroom. Outside, enjoy a landscaped and fully fenced backyard, along with the convenience of a double attached garage. A fantastic opportunity in a family-friendly neighbourhood, book your showing today!