



**7013 115 Street  
Grande Prairie, Alberta**

**MLS # A2312411**



**\$519,900**

<b>Division:</b>	Pinnacle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,493 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	City Lot, Garden		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, See Remarks, Vaulted Ceiling(s)		

**Inclusions:** roller blinds on deck, tv mounting bracket

Spacious 1,493 sq ft fully developed modified bi-level in Pinnacle Ridge offering outstanding quality and thoughtful upgrades throughout. This 5 bedroom, 3 bathroom home features an open concept layout with beautiful solid wood cabinetry and a warm, inviting feel. The 24' x 24' garage provides plenty of space for vehicles and storage. Comfort and convenience are everywhere in this home, including two hot water tanks (both approximately 4 years old), central air conditioning (approximately 4 years old), and in-floor heat in the primary bedroom ensuite to keep your feet warm during the winter months. You'll love the partially covered deck for year-round BBQing, complete with roller blinds for added privacy. The surround sound system and Rockwool insulated walls create the perfect setup for movie nights and entertaining. Outside, the fully fenced landscaped yard is ideal for kids and pets, with a garden area, storage shed, mature trees, including the magnificent Siberian larch tree in the front yard. There is also room to add additional parking if one desires. This is a well cared for home with exceptional features inside and out.