



**6902 115B Street
Grande Prairie, Alberta**

MLS # A2319289



\$649,900

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,016 sq.ft.	Age:	2012 (14 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	City Lot, Landscaped, Lawn, No Neighbours Behind, Pie Shaped Lot, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-

Features: Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)

Inclusions: Garage Heater, Hot Tub, Shed

A speck of dust wouldn't last long in this impeccably maintained and meticulously cared for two storey home, where pride of ownership is evident in every room. Located on a beautifully landscaped pie-shaped lot backing onto a peaceful pond and scenic walking trail, this property offers exceptional privacy with no rear neighbours and a tranquil setting that's hard to find. From the moment you step inside, you'll appreciate the pride of ownership and meticulous care throughout this spotless, move in ready home. The inviting main floor showcases a gorgeous stone faced woodburning fireplace flanked by custom built in bookshelves, creating a warm and welcoming focal point in the spacious living room. Flowing seamlessly into the dining area and entertainer's kitchen, you'll find an oversized black granite island, stylish coffee bar, gas stove, and newer appliances, all replaced within the last two years. Convenient main floor laundry is located in the mudroom, while modern comforts such as air conditioning, hot water on demand, and a smart Google Home setup add everyday convenience and efficiency. Upstairs, the spectacular bonus room above the garage features a second stone fireplace, this one gas burning, along with additional custom built-ins, making it the perfect family retreat. The upper level offers three generous bedrooms and a full bathroom, including a spacious primary suite complete with a luxurious ensuite featuring a relaxing jet tub and oversized double shower. The fully developed basement adds incredible versatility with two additional bedrooms, a large recreation room, and another full bathroom, providing ample space for guests, teenagers, or a growing family. The finished and heated double garage includes a utility sink, while outside you'll discover mature trees, full fencing, a 10' x 18' accessory building, and an impressive two tier pressure treated

deck designed for entertaining. Unwind year round in the hot tub enhanced by additional exterior lighting, and enjoy the flexibility of space that could easily accommodate a future dog run. Located close to schools, shopping, parks, the airport, and countless amenities, this remarkable property perfectly combines comfort, functionality, privacy, and lifestyle. Homes of this caliber rarely become available, book your private viewing today and experience everything this exceptional Pinnacle Ridge property has to offer!