



**7018 115 Street  
Grande Prairie, Alberta**

**MLS # A2320445**



**\$564,900**

<b>Division:</b>	Pinnacle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,690 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	RV Access/Parking, Triple Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Corner Lot, Landscaped, Lawn, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Murphy Bed, Gazebo, Large Shed		

Imagine a life of effortless style and flexibility in Grande Prairie. This stunning 4-bedroom, 3.5-bathroom, two-story residence spans impeccably designed living space, crafted for those who refuse to compromise on quality or versatility. The heart of the home is a showstopping kitchen-living space featuring rich dark cabinetry, gleaming dark granite countertops, a bold tile backsplash, stainless steel appliances, a stainless range hood, and an inviting breakfast bar &mdash; perfect for entertaining or morning rituals. Warm hardwood-style flooring and recessed lighting flow throughout, creating an ambiance of polished comfort. The spa-inspired ensuite boasts a deep soaker tub framed in dark tile, mosaic accents, and a bright window, offering a true daily retreat. Bedrooms are serene and spacious, dressed in plush carpet with generous closets. Your new home has been meticulously cared for as the owners have replace the carpet, added CENTRAL AIR, garage heater, new diswahser, new lighting on the main floor, new sump pump and new hot water on demand. The lower level presents a remarkable bonus: a self-contained suite with its own kitchen and living area &mdash; ideal for guests, extended family, or rental income. Every floor tells a story of thoughtful design, modern living, and boundless potential. Your dream home awaits.