



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

7027 112 Street
Grande Prairie, Alberta

MLS # A2341638



\$319,900

Division:	Pinnacle Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,191 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

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

Inclusions:	N/A
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Located in Pinnacle Ridge, this bright and clean 2 bedroom, 2.5 bathroom home offers a great layout, attached single garage and a fenced yard. The main floor features a spacious living room with a cozy fireplace, an open dining area, and a well appointed kitchen with beautiful maple cabinetry and an abundance of cupboard space. A convenient 2 piece bathroom completes the main level. Upstairs, you'll find a generous primary bedroom with a walk-in closet and private ensuite. The large second bedroom offers two closets, providing plenty of storage, while the conveniently located upper floor laundry adds to the functionality of the home. The unfinished basement offers plenty of potential for future development. Outside, enjoy the deck and fenced yard perfect for relaxing. The attached single garage provides convenient parking and additional storage. Close to schools, shopping, parks and everyday amenities, this home is an excellent option for homeowners, first-time buyers or investors. Added bonus: The attached neighboring property is also for sale, offering a unique opportunity for extended family, an investor, or a buyer looking to own both sides! Book your showings today!