



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

7025 112 Street
Grande Prairie, Alberta

MLS # A2341665



\$319,900

Division:	Pinnacle Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,145 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

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

Inclusions:	N/A
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Welcome to this bright and inviting 3 bedroom, 1.5 bathroom home in Pinnacle Ridge! Offering a functional layout, attached single garage and fenced yard, this home is a great opportunity for first-time buyers, families or investors. The main floor features a spacious living room complete with a cozy fireplace, a comfortable dining area and a well-designed kitchen offering plenty of cupboard and counter space. A convenient 2-piece bathroom completes the main level. Upstairs, you'll find three comfortable bedrooms, including a spacious primary bedroom, along with a full 4-piece bathroom. The upper floor laundry adds everyday convenience and keeps everything right where you need it. The unfinished basement provides plenty of opportunity to create additional living space, a home gym, office or recreation area to suit your needs. Step outside to enjoy the deck and fenced yard, perfect for relaxing, entertaining or enjoying the outdoors. The attached single garage offers convenient parking and additional storage. Located close to schools, shopping, parks and everyday amenities, this home offers both comfort and convenience in a great location. Added bonus: The attached neighboring property is also available for sale, creating a unique opportunity for extended family, an investor or anyone looking to own both sides! Don't miss this opportunity — book your showing today!