

6938 115 Street
Grande Prairie, Alberta

MLS # A2269049



\$417,000

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,394 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped		

Heating: Forced Air

Floors: Carpet, Ceramic Tile, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, Jetted Tub, Kitchen Island, Open Floorplan, Pantry

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RS

Utilities: -

Inclusions: fridge, stove, washer, dryer, dishwasher, microwave rangehood (all appliances as is)

Modified bi-level in the family-friendly community of Pinnacle Ridge! Sunny west-facing backyard, and plenty of space inside and out! The main floor features an open layout that feels instantly welcoming. The living room features a cozy fireplace — perfect for relaxing on cool evenings. The kitchen has everything you need, including a large island with breakfast bar, pantry, and stainless steel appliances. The dining area opens onto a covered deck. There are two good-sized bedrooms on the main floor plus a four-piece bathroom. Upstairs, the spacious primary suite offers a private getaway with a four-piece ensuite and a jetted tub. The fully fenced backyard is ready for family fun and entertaining, complete with a deck, fire pit area, and shed. Other Highlights: 24' x 24' garage, unfinished basement with tons of potential. If you've been looking for a comfortable home in a great neighborhood with room to grow, this one's worth a look!