6905 115B Street
Grande Prairie, Alberta

MLS # A2286884

$449,000

Division:	Pinnacle Ridge
Type:	Residential/House
Style:	Bi-Level

Size:	1,117 sq.ft.	**Age:**	2012 (14 yrs old)
Beds:	5	**Baths:**	3

Garage:	Double Garage Attached, Driveway
Lot Size:	0.11 Acre
Lot Feat:	Back Yard, Landscaped, Rectangular Lot

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Brick, ICFs (Insulated Concrete Forms), Vinyl Siding	**Zoning:**	RS
Foundation:	ICF Block	**Utilities:**	-
Features:	Ceiling Fan(s), Central Vacuum, Laminate Counters, Pantry, Storage, Sump Pump(s)		

Inclusions:	Window Blinds, shed

Welcome to this beautifully maintained, fully developed 5-bedroom home (with potential for a 6th bedroom currently used as storage) offering 3 full bathrooms and situated on a quiet street in sought-after Pinnacle Ridge. Designed with family living in mind, this bi-level offers a bright, functional layout and a spacious finished basement with room for everyone. Built with an ICF foundation for added strength and energy efficiency, this home is loaded with practical upgrades including central air conditioning, a new hot water tank (January 2026), wiring for future solar panel installation, and an inline generator connection allowing you to hook up a portable generator directly to the furnace for backup heat during power outages. The heated double attached garage provides year-round comfort and convenience. Step outside to a fully fenced yard featuring a 10x14 deck and storage shed, ideal for relaxing, entertaining, or letting the kids play. Located just minutes from Isabel Campbell Public School, the Eastlink Centre, Costco, and walking trails, this home offers the perfect balance of comfort, functionality, and location. Book your viewing today!