

**7006 115B Street  
Grande Prairie, Alberta****MLS # A2208045****\$424,900**

<b>Division:</b>	Pinnacle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,104 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	City Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** WINDOW COVERINGS

This well maintained home is ready for you! The bright front living room features large windows for plenty of natural light. The open-concept kitchen and dining area offer ample cabinetry, and direct access to a deck—perfect for entertaining and relaxing. Beautiful tiled backsplash & stainless steel appliances compliment the gorgeous cream grey cabinets. Upstairs, you'll find three bedrooms, including a primary suite with a private ensuite & large walk-in closet, plus a full main bath. The basement is partially developed and awaits your finishing touches, two good sized bedrooms are already started. A double garage provides plenty of parking & lots of storage shelving, plus it is heated. Yard is fully fenced and landscaped with a nice large deck to enjoy.