

**7125 115 Street**  
**Grande Prairie, Alberta**

**MLS # A2299575**



**\$499,900**

<b>Division:</b>	Pinnacle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,601 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, See Remarks		

**Inclusions:** Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer

Welcome to this spacious and beautifully designed modified bi-level located in the desirable Pinnacle Ridge neighbourhood close to schools, parks, and all amenities! Offering 6 bedrooms and 3 full bathrooms, this home is perfect for growing families or those needing extra space. The open-concept main floor features a bright living room complete with a cozy gas fireplace, seamlessly flowing into the kitchen. Your kitchen features stainless steel appliances, plenty of cupboards for storage and counter space including an eating bar, plus a dining area with access to the back deck, ideal for entertaining. Two well-sized bedrooms and a full bathroom complete the main level, while the private primary suite above the garage offers a walk-in closet and a 4-piece ensuite. The fully developed basement adds even more living space with a large family room, three additional bedrooms, and another full bathroom. Outside, enjoy a landscaped and fully fenced backyard, along with the convenience of a double attached garage. A fantastic opportunity in a family-friendly neighbourhood, book your showing today!