

**7017 115B Street**  
**Grande Prairie, Alberta**

**MLS # A2318840**



**\$477,500**

<b>Division:</b>	Pinnacle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,566 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	City Lot, Corner Lot, Landscaped, Lawn, Street Lighting		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** 2 fridges, 2 stoves, 2 dishwashers, 2 microwaves, garage door opener & remote, garage heater,

Located in the desirable Pinnacle Ridge neighbourhood, this well-maintained 1,566 sq. ft. 4-level split sits on a corner lot with a park across the street. The upper levels feature 2 bedrooms, 2 bathrooms, a spacious living room, functional kitchen with corner pantry, dining area with access to the deck & hot tub. Main floor also has a laundry room, and access to heated garage. The fully developed basement suite is an excellent mortgage helper. Offering a bright living, dining & kitchen, 2 bedrooms, full bathroom & laundry room. The basement suite has its own fenced yard with deck. Additional features include a tankless hot water system for endless hot water and a functional layout that appeals to both homeowners and investors. Book your private viewing today.