

7006 115B Street
Grande Prairie, Alberta

MLS # A2342627



\$449,900

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,105 sq.ft.	Age:	2013 (13 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry, Stone Counters, Sump Pump(s), Tankless Hot Water, Vinyl Windows		

Inclusions: NA

Welcome home! This beautifully maintained property offers a bright, functional layout with plenty of room for the whole family, both inside and out. Enter into the spacious living room, where tall ceilings, a large window and electric fireplace create a comfortable place to relax. A short flight of stairs leads to the open-concept kitchen and dining area. The kitchen features cream cabinetry, stone countertops, stainless steel appliances, ample storage and a tiled backsplash. From here, step directly onto the large deck, making it easy to enjoy BBQs, morning coffee or time outside in the warmer months. The main floor also offers the primary bedroom with walk-in closet and ensuite, two additional bedrooms, and a four piece bathroom. Downstairs, the partially developed basement gives you room to grow, with two good sized bedrooms already in place and plenty of opportunity to add more living space and build equity. Outside, the fully fenced and landscaped yard provides a generous outdoor area for kids, pets, relaxing or entertaining. The heated double garage adds even more function, with plenty of parking, workspace, and an abundance of built-in shelving. Recent upgrades include a new hot water on-demand system, air conditioning and vinyl plank flooring. With a practical layout, generous outdoor space and room to finish the basement to suit your needs, this home offers plenty of flexibility for years to come. Call your REALTOR® today to book a showing!