



7102 115B Street  
Grande Prairie, Alberta

MLS # A2278386

**\$474,900**



<b>Division:</b>	Pinnacle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,512 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Landscaped, No Neighbours Behind, Rectangular Lot, See Remarks		

<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>	Breakfast Bar, Closet Organizers, See Remarks, Storage		

**Inclusions:** Fridge, stove, dishwasher, washer/dryer, central AC, window coverings, garage door opener and controls, garden shed

Welcome to this meticulously maintained, one-owner 1,512 sq ft two-storey home located in the sought-after Pinnacle Ridge neighbourhood. Fully developed and stylishly finished, this home offers 4 bedrooms and 3.5 bathrooms with a functional layout ideal for modern family living. The main floor features convenient laundry, while the fully landscaped west-facing backyard with no rear neighbours provides exceptional privacy and evening sun making it perfect for relaxing or entertaining. Enjoy year-round comfort with central air conditioning and a heated garage. Move-in ready and cared for with pride, this home is ideally situated close to schools, parks, and all amenities.