

**7158 114 Street  
Grande Prairie, Alberta**

**MLS # A2284951**



## \$399,900

<b>Division:</b>	Pinnacle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,340 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Laminate, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	RS
<b>Utilities:</b>	-

**Inclusions:** N/A

Fully developed two-storey living under \$400,000—immaculate, thoughtfully maintained, and completely move-in ready. From the moment you step inside, this home just feels right. The kitchen is a standout, featuring rich espresso cabinetry, a central island, and stainless steel appliances—perfectly designed for both everyday living and entertaining. Large, sun-filled windows frame views of the fully landscaped, fully fenced backyard and flood the main floor with natural light. And the backyard? A gorgeous wood patio with a sleek, modern privacy fence, natural gas hookup for your BBQ, arched black metal gates, and a double concrete parking pad make this space as functional as it is inviting—ideal for summer evenings and weekend gatherings. Back inside, the cozy living room is finished with durable laminate flooring and anchored by a natural gas fireplace. Upstairs, you’ll find three well-sized bedrooms and a full bathroom, including a primary retreat complete with walk-in closet and private ensuite. New High efficiency HWT (2021) and New high efficiency Furnace (2024) - New Kitchen Appliances (2025) The fully developed basement adds even more living space with a family room, an additional bedroom, and a full bathroom rough-in (ready for finishing)—perfect for guests, teens, or a home office setup. Clean, bright, and welcoming throughout—this is the kind of home you know is the right one the moment you walk through the door.