

**6934 115B Street**  
**Grande Prairie, Alberta**

**MLS # A2183671**



**\$379,900**

<b>Division:</b>	Pinnacle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,028 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Lawn, Irregular Lot, Landscaped		

**Heating:** High Efficiency

**Floors:** Carpet, Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Full, Partially Finished

**Exterior:** Concrete

**Foundation:** Poured Concrete

**Features:** Kitchen Island

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RS

**Utilities:** -

**Inclusions:** N/A

Fully developed home on a corner lot with no rear neighbors in Pinnacle Ridge!!! This 4 bedroom and 3 bathroom home is walking distance to schools. The kitchen has dark-stained maple cabinets, granite countertops, tile floors, tile backsplash, and stainless steel appliances. The living room has hardwood floors. The primary bedroom has a full ensuite. The 2nd bedroom and full main bathroom complete the main floor. The basement has a huge family room with a custom built-in TV area, bedrooms 3 & 4, a large 3rd bathroom with a double shower, and a huge storage and laundry room. The fully fenced backyard is landscaped, a ground-level deck, and the front brick pad offers additional parking. The attached double garage is heated, insulated, and boarded. Book your showing today!!!