

**7006 113 Street
Grande Prairie, Alberta**

MLS # A2172410



\$299,900

Division:	Pinnacle Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,213 sq.ft.	Age:	2007 (17 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	City Lot		

Heating: Forced Air

Floors: Carpet, Laminate, Vinyl Plank

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Asphalt

Foundation: Poured Concrete

Features: Kitchen Island

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RS

Utilities: -

Inclusions: none

Prime Location, Great Price, and Adorable Duplex with a fully finished basement! This beautifully maintained two-storey duplex is exactly what you've been looking for. Nestled close to the Eastlink Centre, Coca-Cola Centre, and Costco, it's perfect for those seeking affordable living or a rental opportunity. The main floor is designed for making wonderful memories, featuring a spacious living room with a warm gas fireplace. The kitchen offers generous counter space, a kitchen island, stylish neutral tones, and sleek black appliances that tie the space together beautifully. Upstairs, you'll discover two cozy bedrooms, including a primary suite with a walk-in closet and a 3-piece ensuite. With the fully finished basement provides even more living space—ideal for a home office, gym, or additional storage. Additionally, this duplex comes with a garage—perfect for extra storage or winter parking.