

**6906 115B Street
Grande Prairie, Alberta**

MLS # A2198473



\$464,900

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,774 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot, Irregular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: N/A

Welcome to your new home located on a quiet street in the family friendly Pinnacle Ridge. This amazing floor plan hosts 4 bedrooms on the upper level, an open concept main living space and 3 bathrooms. Featuring 9 ft. ceilings on main floor, stunning grey cabinetry, high end laminate and tile flooring and a gas fireplace. Full height tile backsplash in the kitchen sets of the granite countertops and the stainless steel appliances. The primary bedroom has a huge walk in closet and 4 piece en-suite. There is also three additional bedrooms upstairs, wow! High efficiency furnace, low E argon windows and hot water on demand. The basement is wide open for future development and to put your personal touches. There is a path to a pond to the right of the home and the sunset views out of the west of the home will be the cherry on the cake. Reach out to your favorite realtor to book a showing!