

**6917 115A Street**  
**Grande Prairie, Alberta**

**MLS # A2167225**



**\$399,900**

<b>Division:</b>	Pinnacle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,020 sq.ft.	<b>Age:</b>	2011 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard		

<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>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home		

**Inclusions:** none

Charming home in Pinnacle Ridge! The kitchen is a true highlight, featuring stunning dark cabinetry and a beautiful tile backsplash. With vaulted ceilings, ample cupboard and counter space, stainless steel appliances, a corner pantry, and a spacious dining nook, it's perfect for cooking and entertaining. You can step out onto the deck, which overlooks the fully fenced yard. The living room offers a cozy retreat with hardwood floors and a vaulted ceiling, while the master bedroom is inviting with new vinyl flooring and a walk-in closet. The main floor also includes a generously sized second bedroom and a 4-piece bathroom with a stylish tiled tub surround. The fully finished basement adds even more living space, complete with two additional bedrooms and a bathroom. Plus, there's an attached double garage for your convenience.