

**6918 115B Street**  
**Grande Prairie, Alberta**

**MLS # A2209234**



**\$489,900**

<b>Division:</b>	Pinnacle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,758 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Rectangular Lot		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Stone, Vinyl Siding, Wood Frame

**Zoning:** RS

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Bar, Double Vanity, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** GARAGE HEATER

STUNNING DIRHAM BUILT HOME IN THE GREAT FAMILY NEIGHBORHOOD OF PINNACLE RIDGE. A TRULY TURN-KEY HOME WITH ALL THE FEATURES YOU HAVE BEEN LOOKING FOR. 4 BEDROOMS + 3.5 BATHROOMS, MAIN FLOOR OFFICE, MAIN FLOOR OFFICE, MAIN FLOOR LAUNDRY, UPGRADED APPLIANCES, 18FT. CEILINGS IN MAIN LIVING ROOM, GAS FIREPLACE, CENTRAL AIR CONDITIONING, HEATED GARAGE, FULLY LANDSCAPED & FENCE, FRESH BASEMENT DEVELOPMENT, HUGE PRIMARY BEDROOM WITH 5PC. ENSUITE + OVERSIZED WALK-IN CLOSET. LOCATED IN A QUIET LOOP WITH NO REAR NEIGHBORS, CLOSE TO TWO SCHOOLS, EASTLINK CENTER, SHOPPING PLAZAS AND EVERYTHING THE SOUTHSIDE OF GRANDE PRAIRIE HAS TO OFFER. WELL PRICED AND OFFERING FLEXIBLE POSSESSION DATE THIS HOME WILL QUICKLY CATCH YOUR ATTENTION AND CHECK ALL THE BOXES. CALL A REALTOR TODAY TO ARRANGE YOUR PRIVATE TOUR!!

\*Listing agent is related to sellers.