

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

**MLS # A2165621**



## \$479,000

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Pinnacle Ridge   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Modified Bi-Level  |               |                   |
| <b>Size:</b>     | 1,561 sq.ft.   | <b>Age:</b>   | 2013 (11 yrs old) |
| <b>Beds:</b>     | 5  | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached, Driveway, Heated Garage, Insulated |               |                   |
| <b>Lot Size:</b> | 0.11 Acre  |               |                   |
| <b>Lot Feat:</b> | See Remarks  |               |                   |

|                    |  |                   |    |
|--------------------|--|-------------------|----|
| <b>Heating:</b>    | High Efficiency, Fireplace(s), Forced Air, Natural Gas | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Tile, Vinyl Plank                                      | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt  | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full   | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Brick, Concrete, Vinyl Siding, Wood Frame              | <b>Zoning:</b>    | RS |
| <b>Foundation:</b> | Poured Concrete, See Remarks                           | <b>Utilities:</b> | -  |

**Features:** Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s)

**Inclusions:** n/a

Welcome to Pinnacle Ridge! This well-designed 5-bedroom, 3-bathroom home offers everything you need for comfortable living. The 40-foot driveway leads to a heated 22x24 double garage, providing ample space for your vehicles and storage. Enjoy the convenience of a low-maintenance, covered front entrance, ensuring no icy steps to worry about this winter. With both the front and back entrances sheltered, you'll stay comfortable and protected year-round! Inside, you'll find a home that's been carefully maintained with thoughtful upgrades. The insulated foundation ensures year-round comfort, while central air conditioning helps keep the home cool in summer. The kitchen is spacious and functional, featuring a large island perfect for casual meals or gatherings. A high-end gas range adds to the kitchen's appeal, and the covered back deck provides a nice outdoor space for relaxing or hosting barbecues. The bedrooms are generous in size and well-kept, offering plenty of room for family or guests. The primary suite offers a quiet, private retreat. In the living room, a fireplace adds a cozy touch, making it a perfect spot for relaxing after a long day. The finished basement adds even more value, featuring two additional bedrooms and an entertainment bar that's perfect for game day gatherings or casual hangouts. This home is ideally located in a quiet neighborhood, just minutes from parks, schools, shopping, and scenic trails—perfect for families or anyone seeking convenience. Ready to find your next home? Schedule a showing today to see all this property has to offer.