



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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7102 115B Street  
Grande Prairie, Alberta

MLS # A2278386



**\$474,900**

|           |                                                                |        |                   |
|-----------|----------------------------------------------------------------|--------|-------------------|
| Division: | Pinnacle Ridge                                                 |        |                   |
| Type:     | Residential/House                                              |        |                   |
| Style:    | 2 Storey                                                       |        |                   |
| Size:     | 1,512 sq.ft.                                                   | Age:   | 2010 (16 yrs old) |
| Beds:     | 4                                                              | Baths: | 3 full / 1 half   |
| Garage:   | Double Garage Attached, Parking Pad                            |        |                   |
| Lot Size: | 0.12 Acre                                                      |        |                   |
| Lot Feat: | Landscaped, No Neighbours Behind, Rectangular Lot, See Remarks |        |                   |

|             |                                                        |            |    |
|-------------|--------------------------------------------------------|------------|----|
| Heating:    | Forced Air                                             | Water:     | -  |
| Floors:     | Carpet, Hardwood, Tile                                 | Sewer:     | -  |
| Roof:       | Asphalt Shingle                                        | Condo Fee: | -  |
| Basement:   | Full                                                   | LLD:       | -  |
| Exterior:   | Stone, Vinyl Siding                                    | Zoning:    | RS |
| Foundation: | Poured Concrete                                        | Utilities: | -  |
| Features:   | Breakfast Bar, Closet Organizers, See Remarks, Storage |            |    |

**Inclusions:** Fridge, stove, dishwasher, washer/dryer, central AC, window coverings, garage door opener and controls, garden shed

Welcome to this meticulously maintained, one-owner 1,512 sq ft two-storey home located in the sought-after Pinnacle Ridge neighbourhood. Fully developed and stylishly finished, this home offers 4 bedrooms and 3.5 bathrooms with a functional layout ideal for modern family living. The main floor features convenient laundry, while the fully landscaped west-facing backyard with no rear neighbours provides exceptional privacy and evening sun making it perfect for relaxing or entertaining. Enjoy year-round comfort with central air conditioning and a heated garage. Move-in ready and cared for with pride, this home is ideally situated close to schools, parks, and all amenities.