



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

**MLS # A2161423**



**\$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		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<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, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Ceiling Fan(s), No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** n/a

Your Perfect Home Awaits in Pinnacle Ridge! This beautifully crafted 5-bedroom, 3-bathroom gem is more than just a house—it's the perfect match for any lifestyle, offering quality and comfort from top to bottom. Pull up onto your 40ft driveway with a heated double 22x24 attached garage, providing plenty of room for vehicles, tools, and toys. As you step inside, you'll immediately notice the immaculate care that has gone into maintaining this beautiful property. Every inch of this home exudes quality construction, with numerous unseen upgrades that set it apart. The insulated foundation ensures your comfort year-round, while the central air conditioning keeps the entire home cool during those warm summer days. The heart of this home is the expansive kitchen, featuring a large island with seating, perfect for casual family meals or entertaining friends. Cooking will be a joy with the high-end gas range, and you'll love stepping out onto the covered back deck to enjoy a morning coffee or evening barbecue. The spacious, clean bedrooms provide a serene retreat for everyone in the family. The primary suite offers a perfect blend of luxury and privacy, with ample space to unwind. The living room, complete with a cozy fireplace, is an inviting space for gatherings or quiet evenings in. Location is everything, and this home delivers. You'll be just moments away from parks, schools, shopping, and trails, making it easy to enjoy everything this vibrant community has to offer. This home is more than just a place to live; it's a place to thrive. Don't miss the opportunity to make this incredible property your own. Book your showing today!