

**7002 115 Street  
Grande Prairie, Alberta**

**MLS # A2208390**



**\$444,900**

<b>Division:</b>	Pinnacle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,567 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Irregular Lot, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

This corner lot, four-level split in Pinnacle Ridge has seen a stunning transformation, with thoughtful updates throughout that give it a crisp, custom feel from top to bottom. Step inside and you'll immediately notice the difference—fresh paint, new flooring, updated trim and switches, striking black interior doors, and a layout that invites you to settle in. The living room features bold black accent paint and warm wood slats, giving the space a rich, grounded feel. Just off the living area, the dining room glows under a beautiful new chandelier-style light, with easy access to the back deck for summer evenings outdoors. The kitchen has been refreshed and features crisp white cabinetry, quartz countertops that flow seamlessly up the backsplash wall, and newer stainless steel appliances. A corner pantry offers plenty of storage, and the whole space feels clean, modern, and high end. Upstairs, the primary suite is a standout. A cozy fireplace, custom black feature wall, and a walk-in closet with built in shelving make the space feel both luxurious and comfortable. The ensuite is just as impressive, beautifully redone in mostly white finishes, it feels fresh and spa like. You'll also find a second spacious bedroom on this level, along with a stylish four piece bathroom featuring a large vanity, tiled floor, and a tile half wall that adds a touch of elegance. Third level you'll find two more good sized bedrooms with walk in closets. Fourth level you'll be greeted with a beautifully finished family room, and striking black chair rail moulding with wood slats that carry the custom feel throughout the home and a full bath . Outside, there's plenty of room to enjoy with a fenced yard, deck, and the heated attached double garage makes life that much easier. Located just minutes from South Bear Creek Park, golf courses, Costco, restaurants, and more, this home has the

space, updates, and location that check all the boxes!! Homes like this don't last long, call your REALTOR® today to book a showing!