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7005 112 Street  
Grande Prairie, Alberta

MLS # A2170022



**\$317,500**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Pinnacle Ridge         |               |                   |
| <b>Type:</b>     | Residential/Duplex     |               |                   |
| <b>Style:</b>    | 2 Storey, Side by Side |               |                   |
| <b>Size:</b>     | 1,105 sq.ft.           | <b>Age:</b>   | 2007 (17 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Single Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.06 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard  |               |                   |

|                    |                                 |                   |    |
|--------------------|---------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                      | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Laminate, Tile, Vinyl Plank     | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                 | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full, Unfinished                | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding                    | <b>Zoning:</b>    | RC |
| <b>Foundation:</b> | Poured Concrete                 | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Kitchen Island, No Smoking Home |                   |    |

**Inclusions:** None

Welcome to your dream home in Pinnacle Ridge! Nestled on a quiet street, this beautifully renovated house offers modern comfort and style throughout. Featuring 3 spacious bedrooms and 1.5 bathrooms, this home is perfect for a growing family, or an investor looking to add to their rental portfolio. The main level boasts an open and bright layout, with large windows that fill every room with natural light. You'll love the attached single car garage, which makes coming and going a breeze, no matter the weather. The fully renovated interior has been updated from top to bottom, leaving no detail overlooked. Step outside to enjoy a spacious yard - a blank canvas ready for your personal touch. Whether you envision a lush garden, an outdoor entertaining area, or a play space, the possibilities are endless. Plus, the undeveloped basement offers ample potential, from storage to creating a custom space that fits your needs. Don't miss out on this turn-key home in the desirable Pinnacle Ridge neighborhood!