

6907 112 Street  
Grande Prairie, Alberta

MLS # A2161428



**\$244,900**

<b>Division:</b>	Pinnacle Ridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Bi-Level, Side by Side		
<b>Size:</b>	664 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Interior Lot, No Neighbours Behind, Landscaped, Street		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Linoleum, 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>	RC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Primary Downstairs, See Remarks		

**Inclusions:** Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer

Great starter duplex with single attached garage with no back neighbors on a quiet side street in Pinnacle Ridge close to Elementary schools, walking trails and parks! This floorplan features open concept main floor with upper level den/office, nice sized kitchen, half bath & East facing patio with partially fenced yard. Basement features new vinyl plank flooring throughout, 3 great sized bedrooms, full bath and laundry room/storage area. Attached garage offers additional storage and can easily fit small car or SUV for the upcoming winter months! All cleaned up and ready for immediate possession!