

**7021 112 Street  
Grande Prairie, Alberta**

**MLS # A2227049**



# \$319,900

|                  |                                     |               |                   |
|------------------|-------------------------------------|---------------|-------------------|
| <b>Division:</b> | Pinnacle Ridge                      |               |                   |
| <b>Type:</b>     | Residential/Duplex                  |               |                   |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side     |               |                   |
| <b>Size:</b>     | 1,193 sq.ft.                        | <b>Age:</b>   | 2007 (18 yrs old) |
| <b>Beds:</b>     | 3                                   | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Parking Pad, Single Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.07 Acre                           |               |                   |
| <b>Lot Feat:</b> | Front Yard, Landscaped, Lawn        |               |                   |

|                    |                                       |                   |   |
|--------------------|---------------------------------------|-------------------|---|
| <b>Heating:</b>    | Forced Air                            | <b>Water:</b>     | - |
| <b>Floors:</b>     | Carpet, Laminate                      | <b>Sewer:</b>     | - |
| <b>Roof:</b>       | Asphalt Shingle                       | <b>Condo Fee:</b> | - |
| <b>Basement:</b>   | Full, Unfinished                      | <b>LLD:</b>       | - |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame    | <b>Zoning:</b>    | R |
| <b>Foundation:</b> | Poured Concrete                       | <b>Utilities:</b> | - |
| <b>Features:</b>   | Kitchen Island, Storage, Sump Pump(s) |                   |   |

**Inclusions:** N/A

This 3 bedroom 2 story half duplex has all you could want for a lucrative rental or family home featuring upstairs Laundry, fenced yard, Natural gas Fireplace and a kitchen Island. The main floor boast a half bath adjacent to the great room combining the Living room, Kitchen and dinning area. East facing glass sliding door provides lots of light and leads to the back deck and private fenced well maintained yard yard. The basement is undeveloped and ready for your personal touch. Call your Realtor to book a viewing appointment today.