

**6935 115 Street
Grande Prairie, Alberta**

MLS # A2186680



\$469,900

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,550 sq.ft.	Age:	2011 (14 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	City Lot, Cleared, Lawn, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Garage Heater, Existing Blinds, Shed, Pool Deck

Prepare to be captivated by one of the most dazzling homes on the market—a magnificent modified bi-level built in 2011 by the renowned Unique Homes, located just a stone’s throw from two elementary schools and nestled near a picturesque park and serene pond with walking trails. From the moment you arrive, the lengthy driveway and the massive heated garage, measuring an impressive 28’ x 24’, set the tone for what’s to come. Step inside to a grand entrance featuring chic tile flooring, a striking board and batten feature wall with coat hangers, and a spacious closet. Ascend to the main level, where soaring vaulted ceilings, gleaming hardwood floors, and an abundance of natural light create an inviting and luxurious atmosphere. The open-concept dining area flows seamlessly into a breathtaking kitchen adorned with rich espresso cabinetry, an oversized island, a sleek black ceramic sink, a stylish tile backsplash, stainless steel appliances, and a double cabinet pantry. The living room is equally impressive, showcasing stunning hardwood floors, a beautifully designed board and batten feature wall, and a sun-drenched picture window. The main floor also features two generously sized bedrooms and a spa-like bathroom with a tiled flooring that continues are the tub, a sophisticated vanity and an eye-catching accent strip down the middle.. The primary suite is a retreat like no other, boasting vaulted ceilings, a lavish ensuite with a luxurious soaker tub, a fully tiled shower, a large vanity, and a walk-in closet so expansive it could double as a bedroom, complete with custom-built wood shelving. The professionally finished basement exudes quality and style, offering two additional bedrooms, a chic bathroom with a double-tile shower and custom glass doors, and impeccable finishes throughout. The outdoor space is nothing short of

extraordinary, with a sprawling deck featuring low-maintenance black regal railings, a fully fenced yard with a matching shed, and a showstopping setup for a future 18-foot pool, a custom-built platform with concrete leg supports, and a perfectly leveled turf pad. With added perks like air conditioning, a natural gas line to the deck, and immediate possession availability, this meticulously maintained gem offers unparalleled value and is ready for its next lucky owner. Don't miss your chance to make this dream home yours—schedule a viewing today before it's gone!