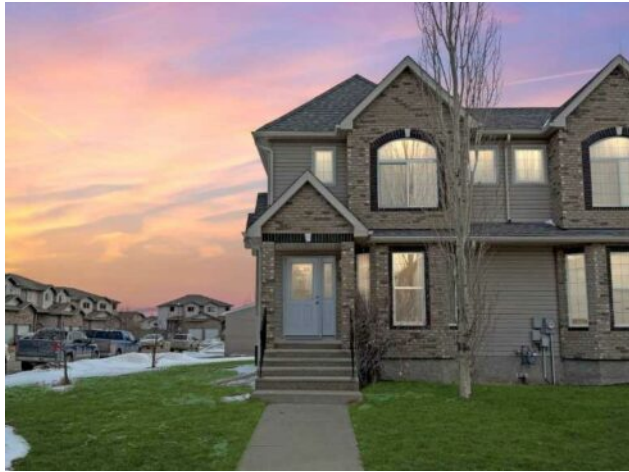


**7031 113 Street  
Grande Prairie, Alberta**

**MLS # A2208293**



## \$319,900

<b>Division:</b>	Pinnacle Ridge		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,229 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Corner Lot, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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>	Brick, Vinyl Siding	<b>Zoning:</b>	RC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry, Storage, Sump Pump(s)		

**Inclusions:** Everything as viewed.

Beautiful 1,229 sq. ft. corner townhome nestled on a quiet street in Pinnacle Ridge. Step inside to brand-new laminate flooring in the bright and inviting living room, complete with a cozy gas fireplace. The kitchen offers stainless steel appliances, a gas stove, a pantry, and more. Just off the kitchen, you'll find access to the deck, offering a great view of the backyard, complete with a double-door storage shed and double-paved rear parking stalls. The main floor also features a convenient half bath. Upstairs, the primary suite features a full ensuite and a spacious closet, along with two additional bedrooms and a 3-piece bathroom. The unfinished basement is ready for your personal touch and includes rough-in plumbing, a water softener, and a new sump pump. Don't miss out on this fantastic home—book your showing today!