



GRASSROOTS
REALTY GROUP

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11204 71 Avenue
Grande Prairie, Alberta

MLS # A2227882



\$348,900

Division:	Pinnacle Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,212 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Landscaped, No Neighbours Behind, Pie Shaped Lot		

Heating: Floor Furnace

Floors: Carpet, Ceramic Tile, Laminate

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Kitchen Island, No Smoking Home, Open Floorplan, Sump Pump(s), Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RC

Utilities: -

Inclusions: fridge, stove, dishwasher, washer, dryer, GDO + remote

No Neighbors Behind. Fully developed duplex on a MASSIVE pie shape lot with SIDE x SIDE parking pad! This is the only home in the neighborhood where you would have the luxury of parking 2 vehicles on your driveway, and not in tandem! This yard is unbelievable as well with a firepit area, trees, gravel storage, pressure treated deck, and best of all… 12 x 16 fully finished and HEATED workshop! The house is in complete turn-key condition with brand new furnace and Central AC installed in the last 6 months. Enjoy a modern maple kitchen with island and tile backsplash, gas fireplace, powder room, and access to your single car garage off the main. Upstairs features 3 generous size bedrooms, large bathroom, and UPPER LAUNDRY. This is a game changer for any of you are used to having to go to the basement to do your laundry. Downstairs is finished with a bathroom and large bachelor pad/living room to meet whichever your needs are. Great location close to schools, eastlink centre, shopping, restaurants, bike/walking trails, parks, etc