



GRASSROOTS
REALTY GROUP

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11422 72 Avenue
Grande Prairie, Alberta

MLS # A2238420



\$409,900

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,177 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Landscaped, Lawn, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, See Remarks		

Inclusions: Shed / AC unit

Welcome to this beautifully maintained bungalow nestled in the desirable community of Pinnacle Ridge. Situated on a large, fully fenced lot. Step inside to a tiled entryway that opens into a bright living room with vaulted ceilings and new vinyl plank flooring. The open-concept kitchen and dining area features dark cabinetry, Side by Side fridge/Freezer, modern backsplash, pantry, center island, and access to the backyard, perfect for entertaining or summer BBQs. The primary bedroom includes double closets and a private 3-piece ensuite. Two additional main floor bedrooms are a great size and offer flexibility for kids, guests, or a home office. Downstairs, the partially developed basement boasts a massive family room, a spacious fourth bedroom with a walk-in closet, and plenty of storage. There's also rough-in plumbing for a future bathroom, giving you room to expand. Outside, you'll love the landscaped backyard with a small back deck, patio stone area, and lots of space for kids or pets to play. The heated attached garage and A/C is an added bonus! Located just steps from Isabel Campbell School and minutes from the Eastlink Centre, shopping, and restaurants, this home offers everything your family needs in a fantastic neighborhood. Don't miss your chance to make this one yours, book your showing today!