



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**11426 72 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2247574**



**\$449,900**

<b>Division:</b>	Pinnacle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,100 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, Many Trees, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** Shed

Located on a quiet street in Pinnacle West is this beautiful 5 bedroom / 3 Bathroom home. Enter into the large entry way. Step further inside the home or go directly into the fully finished man-cave garage which is heated and boasts an over-sized length at 24 feet! The main floor offers a large and bright South facing living room with vaulted ceilings. Enjoy the well-appointed dine-in Kitchen with plenty of luxurious cabinetry, stainless stain appliances, and a gas range stove. The main floor has three bedrooms and the primary is perfect for your little private oasis with an ensuite bathroom and good sized walk-in closet! The fully finished basement offers a large family room with gas fireplace plus two good sized bedrooms. One of the basement bedrooms is finished with 2x6 walls insulated to be totally sound proof! Great for an office space or potentially a theatre room / sound room. A full bathroom and separate laundry room complete the basement. This home has hot water on demand and A/C! The large pie shaped yard features a great deck with privacy walls! Your outdoor space is perfect for evening sun and relaxing. Located within walking distance of schools, parks, walking trails, and much more! Check it out today!!