



GRASSROOTS
REALTY GROUP

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11202 71 Avenue
Grande Prairie, Alberta

MLS # A2262941



\$334,900

Division:	Pinnacle Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,123 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Garden, Landscaped, Pie Shaped Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this modern 2-storey semi-detached home that stands out not only for its meticulous upkeep, but also for having one of the largest backyards you'll find in a semi-detached property. From the moment you walk in, you're greeted by bright, open living space designed for both comfort and entertaining. The living room centres around a warm gas fireplace and flows seamlessly into the dining and kitchen areas. The kitchen offers classic touches such as wood cabinetry, a tile backsplash, stainless steel appliances, and a functional island. A convenient half-bath completes the main floor. Upstairs was thoughtfully designed with family living in mind. The primary bedroom includes a walk-in closet and private four-piece ensuite, and you'll also find a spacious second bedroom, a full four-piece bathroom, and a dedicated laundry area. The lower level is well underway with development. Plumbing has been roughed in and a bathroom with tub/shower, sink, and toilet is already in progress — with much of the material needed to finish included. There's excellent potential for customizing the rest of the basement. Step outside and the backyard truly impresses. A spacious deck with regal railing (plus storage underneath), established garden beds, a cozy Fire-pit area, and a maintenance-free shed all add to the appeal. The garage is equally impressive — with epoxy flooring, built-in overhead storage, and spotless condition — reflecting the same pride of ownership you'll see throughout the home. To top it off, this property is located near Isabel Campbell Public School, Ecole Nouvelle Frontiere and local shopping amenities, making it the perfect combination of comfort, convenience, and community. Don't miss the opportunity to make this special property yours — schedule a viewing today!

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