



GRASSROOTS
REALTY GROUP

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11226 71 Avenue
Grande Prairie, Alberta

MLS # A2274919



\$330,000

Division:	Pinnacle Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,240 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	None
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Welcome to this well maintained half duplex offering two spacious bedrooms and two full baths, plus a convenient half bath on the main floor, the bright and functional layout is ideal for comfortable living. Enjoy a newer refrigerator (2025) and furnace, air ducts were professionally cleaned in April 2025 providing cleaner air and a healthier living environment. Basement is unfinished providing endless potential for future development or extra storage. Enjoy added privacy as the property backs onto peaceful green space, with school located just steps away - perfect for families or investors. Complete with a single garage, this home combines practicality, location and opportunity in one attractive package.