



**GRASSROOTS**  
REALTY GROUP

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**11525 71 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2277611**



**\$499,900**

<b>Division:</b>	Pinnacle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,577 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Landscaped, Lawn, Rectangular Lot, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Beamed Ceilings, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, See Remarks		

**Inclusions:** GDO & control, all blinds, wine fridge, microwave in basement, TV in garage, work bench in garage, trampoline, play center

Welcome to this fully developed modified bi-level that impresses from the moment you step inside. Flooded with natural light and accented by coffered ceilings, this home offers an elegant touch while still feeling warm and inviting. The open-concept kitchen is both functional and stylish, featuring a walk-in pantry, an abundance of cabinetry, and seamless flow into the dining area with direct access to the backyard—perfect for everyday living and entertaining alike. The primary bedroom is a true retreat, offering generous space, a 5-piece ensuite complete with a jetted tub, double-sink vanity, walk-in shower, and a versatile nook area currently used as a home office. Additional bedrooms are all well-sized and thoughtfully laid out. Downstairs, the fully developed basement is ideal for entertaining, boasting a spacious family room, bar area, an additional bedroom, full bathroom, and ample storage space. Outside, enjoy a south-facing, fully fenced backyard, perfect for soaking up the sun. Located directly across from a children's playground and close to schools, restaurants, shopping, medical offices, and the Eastlink Centre, this home offers both comfort and convenience in a sought-after location.