



GRASSROOTS
REALTY GROUP

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

11224 71 Avenue
Grande Prairie, Alberta

MLS # A2116182



\$290,000

Division:	Pinnacle Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,226 sq.ft.	Age:	2007 (17 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Landscaped, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	See Remarks	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, See Remarks		

Inclusions:	na
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This fantastic 2-story treasure is a sought-after property located on a quiet street in Pinnacle Ridge, meeting the criteria for various types of buyers! Featuring 3 bedrooms, 1.5 baths, and a single garage, this house offers an open-concept design with ample windows for natural light, a gas fireplace, and a kitchen island. The layout is well-designed with all 3 bedrooms upstairs, the laundry room, and a spacious master suite for ultimate comfort. Additionally, there is a fenced backyard and a charming deck for enjoying sunny days that lead to not one, but two schoolyards.