



**11204 71 Avenue  
Grande Prairie, Alberta**

**MLS # A2174276**



**\$329,900**

<b>Division:</b>	Pinnacle Ridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,212 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, City Lot, Front Yard, Irregular Lot, Landscaping		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	RC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

RARE opportunity to own an ORIGINAL OWNER and FULLY developed duplex on a MASSIVE pie shape lot with SIDE x SIDE parking pad! This is the only home in the neighbourhood where you would have the luxury of parking 2 vehicles on your driveway, and not in tandem! This yard is unbelievable as well, with no rear neighbors, firepit area, trees, gravel storage, pressure treated deck, and best of all... 12 x 16 fully finished and HEATED workshop! The house is in complete turn-key condition with a tasteful palette throughout. Enjoy a modern maple kitchen with island and tile backsplash, gas fireplace, powder room, and access to your single car garage off the main. Upstairs features 3 generous size bedrooms, large bathroom, and UPPER LAUNDRY. This is a game changer for any of you are used to having to go to the basement to do your laundry. Downstairs is finished with a bathroom and large bachelor pad/living room to meet whichever your needs are. Great location close to schools, eastlink centre, shopping, restaurants, bike/walking trails, parks, etc.