



**11513 71 Avenue
Grande Prairie, Alberta**

MLS # A2203701



\$469,900

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|------------------|-------------------------------------------------------------|---------------|-------------------|
| Division: | Pinnacle Ridge | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,746 sq.ft. | Age: | 2011 (14 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Front Yard, Landscaped, Other, Rectangular Lot, See Remarks | | |

| | | | |
|--------------------|---------------------------|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Hardwood, Linoleum, Other | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | See Remarks | Zoning: | RS |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: fridge, stove, dishwasher, washer, dryer, blinds

Take a look at this modern home located in Pinnacle Ridge facing a park! This fully finished home offers a tiled entry that leads you into a great main level with an open floor plan. The kitchen is nicely planned with an island, coffee bar and a corner pantry. The spacious dining and living areas are both complimented with modern touches, bright windows and nice flooring. The main level also has a laundry room and powder room. Upstairs you will find a unique layout with 4 BEDROOMS! Each room and bathroom is a great size. The basement is fully finished and includes a living area, bedroom (no closet), full bathroom with a tile shower, 2 storage rooms and a furnace room. The back yard is a nice size and features a south facing 2 tiered deck. The front of the home is nicely landscaped, has a long driveway and faces a park. Great turn key home!