

**11513 71 Avenue
Grande Prairie, Alberta**

MLS # A2203701



\$469,900

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!