

**11513 71 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2203701**



**\$469,900**

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

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