



GRASSROOTS
REALTY GROUP

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11525 71 Avenue
Grande Prairie, Alberta

MLS # A2277611



\$499,900

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,577 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, Lawn, Rectangular Lot, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Beamed Ceilings, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, See Remarks		

Inclusions: GDO & control, all blinds, wine fridge, microwave in basement, TV in garage, work bench in garage, trampoline, play center

Welcome to this fully developed modified bi-level that impresses from the moment you step inside. Flooded with natural light and accented by coffered ceilings, this home offers an elegant touch while still feeling warm and inviting. The open-concept kitchen is both functional and stylish, featuring a walk-in pantry, an abundance of cabinetry, and seamless flow into the dining area with direct access to the backyard—perfect for everyday living and entertaining alike. The primary bedroom is a true retreat, offering generous space, a 5-piece ensuite complete with a jetted tub, double-sink vanity, walk-in shower, and a versatile nook area currently used as a home office. Additional bedrooms are all well-sized and thoughtfully laid out. Downstairs, the fully developed basement is ideal for entertaining, boasting a spacious family room, bar area, an additional bedroom, full bathroom, and ample storage space. Outside, enjoy a south-facing, fully fenced backyard, perfect for soaking up the sun. Located directly across from a children's playground and close to schools, restaurants, shopping, medical offices, and the Eastlink Centre, this home offers both comfort and convenience in a sought-after location.