



11513 71 Avenue
Grande Prairie, Alberta

MLS # A2316695



\$514,900

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,746 sq.ft.	Age:	2011 (15 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Rectangular		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Vinyl Windows		

Inclusions: N/A

Welcome to this large fully developed 1,746 sq ft home in the desirable Pinnacle Lake neighbourhood, located directly across from a park and offering the perfect blend of space, comfort, and convenience. Perfect for a growing family and large gatherings! The main floor features a warm and inviting layout with a gas fireplace, main floor laundry, brand new high end appliances, and beautiful tile and hardwood flooring throughout, with no carpet anywhere in the home. Upstairs you will find four bedrooms, including a spacious primary bedroom complete with a walk in closet and private ensuite. The fully developed basement adds even more functional living space with a fifth bedroom, a wet bar, a full bathroom with a tiled shower, and a great area for relaxing or hosting guests. Complete with a double car garage and a fantastic location close to green space, this home is a great option for families looking for space in a sought after neighbourhood.