



GRASSROOTS
REALTY GROUP

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11204 71 Avenue
Grande Prairie, Alberta

MLS # A2327888



\$389,900

Division:	Pinnacle Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,212 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Backs on to Park/Green Space, Greenbelt, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: FRDIGE, STOVE, DISHWASHER, WASHER.DRYER ALL WINDOW COVERINGS SHED

****No Rear Neighbours | Massive Pie-Shaped Lot | Heated Workshop | Side-by-Side Parking!**** Opportunities like this don't come around often! This beautifully maintained, fully developed duplex sits on one of the largest lots in the neighborhood and is the only home offering the convenience of a side-by-side driveway—no tandem parking required. The incredible backyard is a true extension of the home, complete with a pressure-treated deck, firepit area, mature trees, gravel storage, and an impressive 12' x 16' fully finished, heated workshop that's perfect for hobbies, projects, or extra storage. Inside, you'll love the bright open-concept layout featuring a modern maple kitchen with an island and tile backsplash, a cozy gas fireplace, a convenient powder room, and direct access to the attached single garage. Upstairs offers three spacious bedrooms, a full bathroom, and the convenience of upper-floor laundry. The fully finished basement adds incredible flexibility with a large family room, an additional bathroom, and plenty of space for a home theatre, gym, office, or guest retreat. Major recent upgrades include a brand-new high-efficiency furnace and central air conditioning installed within the last six months, making this home truly move-in ready. Located close to schools, the Eastlink Centre, shopping, restaurants, parks, and scenic walking and biking trails, this property checks every box. Homes with this combination of lot size, parking, upgrades, and location are exceptionally rare—don't miss your chance to make it yours!