



GRASSROOTS
REALTY GROUP

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11501 71 Avenue
Grande Prairie, Alberta

MLS # A2335929



\$450,000

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,308 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Irregular Lot, Landscaped, Lawn, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Stone, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Open Floorplan, Pantry, Sump Pump(s), Walk-In Closet(s)		

Inclusions: All attached shelving in garage (excluding the garage work bench).

Looking for a bungalow in a terrific location? Here is your chance to purchase a modern bungalow with oversized double garage. Located in Pinnacle Ridge, this home is located on a quiet side street overlooking a neighborhood park and playground. It is also conveniently located within a couple of blocks of the Isabel Campbell school and offers easy access to shopping, recreational facilities, and easy access into and out of the subdivision. The new owner is sure to appreciate the bright, open concept layout. There is a large front foyer that leads to a large living room complete with a cozy fireplace and refinished hardwood floors. From there, it is a few steps to the dining area which offers lots of room for a larger dining set as well as a well-appointed kitchen. The kitchen is complete with a pantry, stainless steel appliances and easy access to the rear deck which has a gas line hookup for your barbeque and overlooks the fully landscaped and fenced rear yard. The master bedroom can easily accommodate a king-size bed; it has a full ensuite and good-sized walk-in closet with custom shelving. Down the hall there are two more good-sized bedrooms and a second four-piece bath. From the foyer there is easy access to the oversized, 24' deep by 26' wide garage! The basement is ready for your imagination as to how you would like to develop it. The current owner has had it professionally wired and there is room to add two more bedrooms and a large family room as well as more storage. The laundry is set up in the basement, and the rough ins are in place for adding a basement bathroom. Outside there is ample room for parking on the long driveway. The home has seen significant updates such as a new dishwasher and hot water (2025) and then approximately five years ago: hardwood refinished, home painted, new lighting and new carpet. Clean, move-in ready

bungalows of this quality are hard to come by. Call today to book your private showing and get moved in long before it snows!