

# \$348,900 - 11204 71 Avenue, Grande Prairie

MLS® #A2227882

**\$348,900**

4 Bedroom, 3.00 Bathroom, 1,212 sqft

Residential on 0.16 Acres

Pinnacle Ridge., Grande Prairie, Alberta

No Neighbors Behind. Fully developed duplex on a MASSIVE pie shape lot with SIDE x SIDE parking pad! This is the only home in the neighborhood where you would have the luxury of parking 2 vehicles on your driveway, and not in tandem! This yard is unbelievable as well with a firepit area, trees, gravel storage, pressure treated deck, and best of all! 12 x 16 fully finished and HEATED workshop! The house is in complete turn-key condition with brand new furnace and Central AC installed in the last 6 months. Enjoy a modern maple kitchen with island and tile backsplash, gas fireplace, powder room, and access to your single car garage off the main. Upstairs features 3 generous size bedrooms, large bathroom, and UPPER LAUNDRY. This is a game changer for any of you are used to having to go to the basement to do your laundry. Downstairs is finished with a bathroom and large bachelor pad/living room to meet whichever your needs are. Great location close to schools, eastlink centre, shopping, restaurants, bike/walking trails, parks, etc

Built in 2007

## Essential Information

MLS® # A2227882

Price \$348,900

Bedrooms 4



Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,212
Acres	0.16
Year Built	2007
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	11204 71 Avenue
Subdivision	Pinnacle Ridge.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 0C8

### **Amenities**

Parking Spaces	3
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Sump Pump(s), Vinyl Windows
Appliances	See Remarks
Heating	Floor Furnace
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Landscaped, No Neighbours Behind, Pie Shaped Lot

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 9th, 2025
Days on Market	1
Zoning	RC

**Listing Details**

Listing Office	Sutton Group Grande Prairie Professionals
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