

11204 71 Avenue
Grande Prairie, Alberta

MLS # A2174276



\$329,900

Division:	Pinnacle Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,234 sq.ft.	Age:	2007 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Backs on to Park/Green Space, City Lot, Front Yard, Irregular Lot, Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

RARE opportunity to own an ORIGINAL OWNER and FULLY developed duplex on a MASSIVE pie shape lot with SIDE x SIDE parking pad! This is the only home in the neighbourhood where you would have the luxury of parking 2 vehicles on your driveway, and not in tandem! This yard is unbelievable as well, with no rear neighbors (gate to the greenspace), 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 a tasteful palette throughout. 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.