

\$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 a 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	9
Zoning	RC

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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