

**11317 71 Avenue
Grande Prairie, Alberta**

MLS # A2184191



\$437,500

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,545 sq.ft.	Age:	2008 (16 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Front Yard, Lawn, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: N/A

This contemporary dwelling in Pinnacle Ridge offers a well-designed living space across four levels. The main floor, houses a striking open-concept kitchen and living area. The kitchen features dark wood cabinetry, contrasting white quartz countertops, and stainless steel appliances, creating a sleek and functional cooking space. The living area is characterized by its light wood flooring and a bold navy accent wall, adding depth and character to the room. The upper floor features Two bedrooms, including the primary suite. The home's bathrooms are finished with crisp white fixtures and neutral tones, providing a clean and fresh ambiance. The homes other 2 bedrooms, 3rd bathroom & 2nd family room are located in the basement. Other great features include CENTRAL AC, Large windows throughout the property that allow for abundant natural light, while strategically placed recessed lighting and modern fixtures enhance the overall illumination. The color palette alternates between cool grays, warm neutrals, and deep navy, creating a harmonious and contemporary atmosphere. Storage solutions are integrated seamlessly, with a HEATED GARAGE and built-in shelving in various rooms. The property's ~1540 sq. ft. layout is thoughtfully designed to maximize space efficiency while maintaining an open and airy feel. Located a stones throw from Isabelle Campbell School, this home represents modern urban living in Grande Prairie. Book your viewing today!!