

\$334,900 - 11202 71 Avenue, Grande Prairie

MLS® #A2262941

\$334,900

2 Bedroom, 3.00 Bathroom, 1,123 sqft

Residential on 0.16 Acres

Pinnacle Ridge., Grande Prairie, Alberta

Welcome to this modern 2-storey semi-detached home that stands out not only for its meticulous upkeep, but also for having one of the largest backyards youâ€™ll find in a semi-detached property. From the moment you walk in, youâ€™re greeted by bright, open living space designed for both comfort and entertaining. The living room centres around a warm gas fireplace and flows seamlessly into the dining and kitchen areas. The kitchen offers classic touches such as wood cabinetry, a tile backsplash, stainless steel appliances, and a functional island. A convenient half-bath completes the main floor. Upstairs was thoughtfully designed with family living in mind. The primary bedroom includes a walk-in closet and private four-piece ensuite, and youâ€™ll also find a spacious second bedroom, a full four-piece bathroom, and a dedicated laundry area. The lower level is well underway with development. Plumbing has been roughed in and a bathroom with tub/shower, sink, and toilet is already in progress â€“ with much of the material needed to finish included. Thereâ€™s excellent potential for customizing the rest of the basement. Step outside and the backyard truly impresses. A spacious deck with regal railing (plus storage underneath), established garden beds, a cozy Fire-pit area, and a maintenance-free shed all add to the appeal. The garage is equally impressive â€“ with epoxy flooring, built-in overhead storage, and spotless condition â€“ reflecting the same



pride of ownership youâ€™ll see throughout the home. To top it off, this property is located near Isabel Campbell Public School, Ecole Nouvelle Frontiere and local shopping amenities, making it the perfect combination of comfort, convenience, and community. Don't miss the opportunity to make this special property yours â€” schedule a viewing today!

Built in 2007

Essential Information

MLS® #	A2262941
Price	\$334,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,123
Acres	0.16
Year Built	2007
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	11202 71 Avenue
Subdivision	Pinnacle Ridge.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W0C8

Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Kitchen Island, No Smoking Home, Walk-In Closet(s), Central Vacuum, No Animal Home
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, Garden, Landscaped, Pie Shaped Lot, Treed
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 7th, 2025
Days on Market	1
Zoning	RC

Listing Details

Listing Office	RE/MAX Grande Prairie
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