

**11510 72 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2191960**



**\$479,900**

|                  |                                       |               |                   |
|------------------|---------------------------------------|---------------|-------------------|
| <b>Division:</b> | Pinnacle Ridge                        |               |                   |
| <b>Type:</b>     | Residential/House                     |               |                   |
| <b>Style:</b>    | Modified Bi-Level                     |               |                   |
| <b>Size:</b>     | 1,565 sq.ft.                          | <b>Age:</b>   | 2012 (13 yrs old) |
| <b>Beds:</b>     | 4                                     | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached, Heated Garage |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                             |               |                   |
| <b>Lot Feat:</b> | Back Yard, Landscaped                 |               |                   |

|                    |  |                   |    |
|--------------------|--|-------------------|----|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                             | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                    | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full                                     | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Brick, Vinyl Siding                                | <b>Zoning:</b>    | RS |
| <b>Foundation:</b> | Poured Concrete                                    | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Closet Organizers, Kitchen Island, Pantry, Wet Bar |                   |    |

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Microwave, Garage Door Opener & Control.

Located on a very quiet street in the Pinnacle Ridge neighbourhood is this fully developed modified bi-level. This Unique Home Concepts build was upgraded to include granite countertops and premium flooring. Upon entering, you are welcomed with a large entry way leading to the open concept living, dining and kitchen area. Big windows light up the front south facing living room. The kitchen features granite countertops with plenty of storage, beautiful dark cabinetry, a kitchen island with sink and eating bar as well as stainless steel appliances. There is a generous dining space which leads to the backyard. The backyard features a large (12' x 22') composite deck, with aluminum railing, and natural gas BBQ hookup. The deck overlooks the fully landscaped yard which hosts a 15' x 15' stone patio area and fire pit. Completed on the main floor are two good-sized bedrooms (with built in wood shelving) and a 4pc bathroom. Heading upstairs above the garage is the primary bedroom with a large ensuite featuring his and her sinks, jetted tub surrounded by tile and separate shower. The massive walk-in closet also features built-in shelving and hangers. The fully developed basement features a fourth bedroom, 4pc bathroom, laundry room, storage room and secondary living space. A big feature that separates this house from others is the custom wet bar built by Windy Acres Cabinetry. This home is the perfect family home with an oversized and heated double car garage, plenty of parking with no driveways across the street, a stones throw from a park, and is located with an easement to the West!