

# \$449,900 - 11426 72 Avenue, Grande Prairie

MLS® #A2247574

**\$449,900**

5 Bedroom, 3.00 Bathroom, 1,100 sqft

Residential on 0.15 Acres

Pinnacle Ridge., Grande Prairie, Alberta

Located on a quiet street in Pinnacle West is this beautiful 5 bedroom / 3 Bathroom home. Enter into the large entry way. Step further inside the home or go directly into the fully finished man-cave garage which is heated and boasts an over-sized length at 24 feet! The main floor offers a large and bright South facing living room with vaulted ceilings. Enjoy the well-appointed dine-in Kitchen with plenty of luxurious cabinetry, stainless stain appliances, and a gas range stove. The main floor has three bedrooms and the primary is perfect for your little private oasis with an ensuite bathroom and good sized walk-in closet! The fully finished basement offers a large family room with gas fireplace plus two good sized bedrooms. One of the basement bedrooms is finished with 2x6 walls insulated to be totally sound proof! Great for an office space or potentially a theatre room / sound room. A full bathroom and separate laundry room complete the basement. This home has hot water on demand and A/C! The large pie shaped yard features a great deck with privacy walls! Your outdoor space is perfect for evening sun and relaxing. Located within walking distance of schools, parks, walking trails, and much more! Check it out today!!

Built in 2009

## Essential Information

MLS® #

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Price	\$449,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,100
Acres	0.15
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	11426 72 Avenue
Subdivision	Pinnacle Ridge.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 0G7

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage
# of Garages	2

### **Interior**

Interior Features	Central Vacuum, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

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

### **Additional Information**

Date Listed	August 11th, 2025
Zoning	RS

### **Listing Details**

Listing Office	Grassroots Realty Group Ltd.
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