

11401 69 Avenue
Grande Prairie, Alberta

MLS # A2164788



\$380,000

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,440 sq.ft.	Age:	2007 (17 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Lawn, No Neighbours Behind, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, High Ceilings, Jetted Tub, Laminate Counters, No Smoking Home, Pantry, Sump Pump(s)		

Inclusions: N/A

Fully developed modified bi-level home situated on a prime corner lot in Pinnacle Ridge, offering privacy with no rear neighbors. The bright, open-concept design of the living room, kitchen, and dining area creates an inviting space, complete with a cozy gas fireplace, elegant tile flooring, and sliding glass doors that lead to the rear deck. The main floor boasts two generously sized bedrooms and a full bathroom. Above the garage, the spacious master suite features double closets and a luxurious ensuite with a jetted tub, separate shower, and a large vanity. The fully developed basement offers impressive upgrades, including a custom-built wine fridge and microwave, LED lighting, and is wired for surround sound and a projector, perfect for entertainment. The basement also includes an additional bedroom, a full bathroom, and a laundry room. The double garage is equipped with two separate garage doors and a convenient man door for easy access to the home. Outside, you'll find a fully fenced and landscaped yard, ensuring both privacy and a peaceful setting without rear neighbors. This home is the perfect blend of comfort and convenience.