

11401 69 Avenue
Grande Prairie, Alberta

MLS # A2164788



\$380,000

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|------------------|--|---------------|-------------------|
| 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 | | |

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|--------------------|---|-------------------|----|
| 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.