

**11401 69 Avenue  
Grande Prairie, Alberta**

**MLS # A2164788**



**\$380,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Pinnacle Ridge   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Bi-Level   |               |                   |
| <b>Size:</b>     | 1,480 sq.ft.   | <b>Age:</b>   | 2007 (17 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Attached   |               |                   |
| <b>Lot Size:</b> | 0.13 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Few Trees, Front Yard, Lawn, No Neighbours Behind, Landscaped |               |                   |

|                    |   |                   |    |
|--------------------|---|-------------------|----|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Laminate, Tile, Vinyl   | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full  | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | RS |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -  |
| <b>Features:</b>   | 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.