

**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.