

11203 69 Avenue
Grande Prairie, Alberta

MLS # A2189116



\$292,000

Division:	Pinnacle Ridge		
Type:	Residential/Duplex		
Style:	Bi-Level, Side by Side		
Size:	668 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

This impeccably maintained duplex is nestled in the highly sought-after Pinnacle Ridge subdivision, offering the perfect balance of comfort and convenience. Located just moments from schools and shopping, this home boasts three spacious bedrooms, two well-appointed bathrooms, and an abundance of natural light throughout, making it bright, welcoming, and impeccably clean. A single attached garage provides added convenience, and a den/office space just off the kitchen is perfect for work or study. The door leading to the south-facing deck invites you to enjoy outdoor living. The main living area features a seamless open-concept design, with a charming fireplace adding warmth and character. With updated kitchen countertops, refreshed bathrooms, and sleek flooring throughout, this home exudes style and modern comfort. Whether you're a small family searching for the perfect starter home or an investor looking to enter the market, this property offers incredible potential. Don't miss out—book your showing today before it's gone!