

**11409 69 Avenue
Grande Prairie, Alberta**

MLS # A2290006



\$399,000

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,238 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: n/a

This fully developed bi-level is perfectly situated on a quiet Pinnacle street with the added privacy of no rear neighbours. The popular open-concept floor plan features a living room with soaring ceiling, expansive windows that fill the space with natural light, and a cozy gas fireplace. The functional kitchen offers ample cabinetry and counter space, with convenient access to a south-facing rear deck, while the spacious dining area overlooks a bright family room below. The upper level hosts three well-appointed bedrooms, including the primary with a walk-in closet and private ensuite. Downstairs, the finished basement provides a massive recreation room with oversized windows, a generous fourth bedroom, a built-in office, and a finished storage room. The backyard is fully fenced, landscaped and has nice covered deck to enjoy the southern exposure. Complete with a heated garage for comfort during the winter months, this home offers immense potential and is ready for a new family to call it their own.