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11401 69 Avenue Grande Prairie, Alberta

MLS # A2164788



\$380,000

Dippoolo Didgo

Division:	Pinnacie Ridge				
Туре:	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, Landsca				

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:	-	
Foaturos	Por Duilt in Footures, High Coilings, letted Tub. Laminote Countage No Smoking Hama, Dontry, Sump Dump(s)			

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.