



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

11325 69 Avenue  
Grande Prairie, Alberta

MLS # A2231317



**\$429,900**

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,100 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot		

Heating:	Forced Air
Floors:	Laminate
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	Public
Sewer:	Public Sewer
Condo Fee:	-
LLD:	-
Zoning:	RS
Utilities:	-

**Inclusions:** WINDOW COVERINGS

This lovely, well-maintained bi-level is located in the desirable neighborhood of Pinnacle Ridge. Featuring 3 bedrooms and 2 full bathrooms, including a private ensuite, this home is perfect for families or first-time buyers. You'll love the bright, open kitchen and dining area, with patio doors to your fantastic deck. A cozy gas fireplace in the living room and no carpet throughout! The yard is beautifully treed, offering mature landscaping and plenty of privacy for relaxing or entertaining. The basement is wide open and ready for your future development, whether you're dreaming of more bedrooms, a home theatre, or a gym. The double car garage has great storage shelving. Conveniently located close to schools, shopping, and the Eastlink Centre, this well-kept home shows super clean and is move-in ready. Don't miss your chance to own this great home!