



GRASSROOTS
REALTY GROUP

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11202 69 Avenue
Grande Prairie, Alberta

MLS # A2238820



\$299,900

Division:	Pinnacle Ridge		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,129 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Corner Lot, Landscaped		

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

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings

Located on a quiet street in Pinnacle Ridge, one of the city's most desirable neighbourhoods, this spacious end-unit townhouse offers comfort, convenience, and style. Ideal for families, it's just minutes from schools, shopping, and all major amenities. The bright and welcoming main floor features a cozy living room with fireplace, an open-concept kitchen with stainless steel appliances, plenty of cupboards for storage, and dining space with back deck access. With main floor laundry and a convenient half bath as a bonus! Upstairs, you'll find two generous bedrooms each with its own ensuite. The fully developed basement adds even more living space with a large rec room, third bedroom, and an additional full bathroom. Enjoy the outdoors with a fully fenced and landscaped corner lot, offering added privacy and space. This is the perfect place to call home! Book your showing today!