



**GRASSROOTS**  
REALTY GROUP

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

11482 69 Avenue  
Grande Prairie, Alberta

MLS # A2256631



**\$424,900**

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,921 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air
Floors:	Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Open Floorplan

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

Inclusions: N/A

Beautiful home in Pinnacle! This immaculate, fully finished property sits on a corner lot with RV parking and offers 3 bedrooms, 3 bathrooms, and plenty of functional living space. The upper level features 2 bedrooms and 2 bathrooms, including a spacious primary suite with his-and-her closets and a private ensuite. The main floor offers a bright living room and an open kitchen with island, corner pantry, and dining area with access to a potential 3-season room, leading out to a maintenance-free deck complete with gas hookup. The 3rd level walkout boasts a cozy family room with corner fireplace, an additional bedroom, and a full bathroom. On the 4th level, you'll find another family room (or potential 4th bedroom), laundry, and storage space. Laminate and tile flooring run throughout the home. The attached garage is fully finished, heated, and includes hot/cold water, built-in storage, and a pet grooming room with a custom tiled dog bath. This stunning home won't last long and is available for immediate possession!