



GRASSROOTS
REALTY GROUP

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11457, 69 Ave
Grande Prairie, Alberta

MLS # A2143235



\$448,500

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,651 sq.ft.	Age:	2007 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, French Door, High Ceilings		

Inclusions: none

A stunning family home in Pinnacle West is now available. Located on a quiet street across from a park, this beautifully designed home features a spacious floor plan with a kitchen that includes a massive walk-through pantry, island with a sink, and overlooks the dining area and living room with a gas fireplace and high ceilings. The main floor also has an office, ample storage, and convenient laundry. Upstairs, the master bedroom boasts a double-door entry, full ensuite, and large walk-in closet, with two additional bedrooms and a bathroom down the hall. The fully developed basement offers a rec room, full bathroom with a tiled walk-in shower, and an extra bedroom. Large windows fill the home with natural light, and the back deck leads to a fully fenced yard with a fire pit. A heated double garage with shelving completes this impressive home. Conveniently close to schools, parks, and amenities, this home is perfect for families. Schedule your showing today!