



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

11437 69 Avenue
Grande Prairie, Alberta

MLS # A2311866



\$429,000

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	957 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, No Neighbours Behind, See		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	rs
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, See Remarks, Vaulted Ceiling(s)		

Inclusions: N/A

This house has undergone a huge makeover up & down: flooring, paint, light fixtures, plumbing fixtures, trim, interior doors, refreshed kitchen cabinets. New bathroom downstairs. The yard is great; south facing, no neighbours behind, two tiered deck, flagstone patio, greenhouse/gazebo, garden spot, concrete storage under deck, shed on side of house, firepit area, fruit trees - 2 apple, 6 haskap, raspberries, 2 cherry trees, strawberries and rhubarb. You're going to love the AC on those hot summer days. Playground/park is just across the street. This is a great home!