



11405 69 Avenue  
Grande Prairie, Alberta

MLS # A2321837



**\$479,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Pinnacle Ridge   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Bi-Level   |               |                   |
| <b>Size:</b>     | 1,156 sq.ft.   | <b>Age:</b>   | 2007 (19 yrs old) |
| <b>Beds:</b>     | 5  | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached   |               |                   |
| <b>Lot Size:</b> | 0.13 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, City Lot, Landscaped, Lawn, No Neighbours Behind, Rectangular |               |                   |

|                    |   |                   |    |
|--------------------|---|-------------------|----|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Laminate, Tile  | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | RS |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s) |                   |    |

**Inclusions:** Existing Blinds

Welcome to the kind of home that makes you instantly feel like you've arrived. Perfectly positioned in the wonderful community of Pinnacle Ridge and backing onto no rear neighbours, this beautifully updated and fully developed bi-level offers the rare combination of style, privacy, functionality, and move-in-ready convenience. From the moment you step inside, you'll be greeted by a bright, airy atmosphere highlighted by modern finishes, fresh designer inspired colours, stunning light toned flooring, and an abundance of natural sunlight that pours through the large windows. The open concept main floor is thoughtfully designed for both everyday living and entertaining, featuring a cozy gas fireplace that creates the perfect focal point for family gatherings and relaxing evenings. The gorgeous kitchen has been transformed with crisp white cabinetry, stainless steel appliances, a spacious island with eating bar, pantry, and seamless access to the beautifully refreshed rear deck, creating the ideal space for summer BBQs and morning coffee in the sunshine. The south facing backyard is fully fenced, well landscaped, and enjoys all day sunlight while offering exceptional privacy thanks to the absence of rear neighbours. The main level features three generous bedrooms & 2 full bathrooms including a stunning primary retreat complete with a walk-in closet and private ensuite. Downstairs, you'll discover a fully finished basement, showcasing two additional bedrooms, a stylish full bathroom with modern tile work and updated vanity, and a massive family and recreation space perfect for movie nights, kids' play areas, home workouts, or entertaining guests. The heated and insulated double garage ensures your vehicles stay warm during Alberta winters, while the recently added air conditioning keeps the entire home comfortable during the summer months. Located

within walking distance of parks, schools, shopping, restaurants, the Eastlink Centre, and countless amenities, this home delivers the lifestyle today's buyers are searching for. Stylish, modern, meticulously maintained, and truly showing pride of ownership throughout, this is one of those rare properties where there is simply nothing left to do except move in, unpack, and start enjoying life.