



GRASSROOTS
REALTY GROUP

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11217 69 Avenue
Grande Prairie, Alberta

MLS # A2323852



\$314,900

Division:	Pinnacle Ridge		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	642 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, See Remarks		

Inclusions: Garage Door Opener, Window Coverings, Shed, Garage Heater

Enter into home ownership at an affordable price with this well cared for half duplex that has an attached heated garage , plus fenced yard with no rear neighbors. Situated on a quiet street located in the popular subdivision Pinnacle Ridge. Close to several amenities including Eastlink Center , Schools , Walking/Bike Paths, Parks/Playgrounds , Public Bus Stops And Several Restaurants. Main floor boasts semi open concept between the kitchen, dining and living room. Kitchen has must have corner pantry, kitchen sink with window to able to stare into your well looked after yard and updated butcher block counter island. Dining allows for table of any shape or size. Living room is spacious with a corner gas fireplace great for our longer winters, as well as half bath off living room wonderful for guests when visiting. Basement is fully developed into two bedrooms, full bathroom, laundry room /utility and storage space. Backyard is south backing which means natural sun all day long, and fenced and has a shed for extra storage. Attached heated single car garage perfect for winter parking , or tinkering on any projects as it has added shelving/cabinets. Added updates in the last few years include hot water tank, washer/dryer, and dishwasher. Book your viewing today!