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11470 69 Avenue  
Grande Prairie, Alberta

MLS # A1033760



**\$439,900**

<b>Division:</b>	Pinnacle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,862 sq.ft.	<b>Age:</b>	2013 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Garden, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Storage, Sump Pump(s)		

**Inclusions:** shelving in bathroom & dining room, not washer/dryer as viewed (ask for photo of what will be there), tv mounts, GDO & 1 remote

Spacious 2 storey with BONUS ROOM right next to GREEN SPACE & PLAYGROUND in Pinnacle Ridge! This on trend Harker built beauty is packaged with a stylish exterior, fully landscaped & fenced. The kitchen has gorgeous dark cabinets with classy tile backsplash, stainless steel & white appliances, loads of counter space & a great pantry! The large windows in the dining & living area let in plenty of natural light. Two extra windows were recently installed on either side of the modern fireplace to provide even more light & views of the park. AC to cool those hot summer days! There is access to the deck from the dining room. Garage leads to built-in lockers & main floor laundry. 1/2 bath off the main entry. On the upper floor the bonus room is bright & spacious. There's also 3 bedrooms & the master features a full ensuite with a soaker tub, separate shower & walk in closet. The basement has a developed bedroom & otherwise open for development. Quick possession is possible! Front yard is low maintenance & handy for loading your RV in the summer.