



GRASSROOTS
REALTY GROUP

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55 Pinnacle Way
Grande Prairie, Alberta

MLS # A2214229



\$464,900

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,206 sq.ft.	Age:	2005 (20 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Greenbelt, Landscaped, Lawn, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Vaulted Ceiling(s)		

Inclusions:	N/A
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EXTREMELY WELL TAKEN CARE OF FULLY DEVELOPED HOME IN PINNACLE RIDGE with AC!!! This 5 bedroom and 3 full bathroom home has a walk-out basement with a mother-in-law suite. The kitchen has crisp white cabinets and a grey island with a raised eating bar, stainless steel appliances, a tile backsplash, a corner pantry, and a large dining area with access to the deck. Vinyl plank flooring. There are 2 good size bedrooms and a full bathroom on the main floor. A private primary suite with a 4 piece ensuite and walk-in closet. The basement has a mother-in-law suite (with walk-out) but still functions as a family room if preferred, 2 more bedrooms, vinyl plank flooring in the basement (one bedroom has carpet), a 3rd full bathroom, and a laundry/ storage room. The home is roughed in for central vac. The backyard is fully fenced with a gate to access the walking trails, no rear neighbors, landscaped, RV parking, a stone walkway, 2 large decks, a shed, and a fire pit. New shingles (HAIL RESISTENT) in 2022. Smart Thermostat, rough in for garage heater, H/C taps in garage, wiring for hot tub, to add a few features. The double garage is fully insulated and has a drain. This is a great family home!!! Don't miss out book your showing today!!!