



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

11437 Pinnacle Drive
Grande Prairie, Alberta

MLS # A2217703



\$559,500

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,438 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Garden, Irregular Lot, Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, French Door, Kitchen Island, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: 2 Fridges, 2 Microwaves, 1 Stove, 1 Hot Plate, 1 Dishwasher, Washer, Dryer, All Window Coverings, Shelving in Garage, GDO's & Controls, Shed & Toro Lawn Mower & Misc. Gardening Tools, Firepit c/w Grates, Industrial Tool Box c/w Counter, Furnishings as viewed in property including 2 Loveseats, 2 Wing Chairs, Table & 4 Stools, TV & Stand, Bed, Lamp, Room Divider, and other misc. furnishings

Spacious & Versatile Modified Bi-Level Backing a Park! Welcome to this 1,438 sq ft modified bi-level featuring 3+ bedrooms with a thoughtfully designed layout perfect for families or multi-generational living. Located just 1 1/2 blocks away from a school, this home offers added convenience for families with children.

The freshly painted upper level boasts a private master retreat with a full ensuite, including his and her sinks, a jetted jacuzzi tub, separate shower, walk-in closet, and bonus closet space. Upstairs you'll find two additional bedrooms and another full bath. The furnished flexible lower level features a kitchenette, murphy bed for guests or possible in-law accommodation, a full bathroom and 2 separate entrances. Large windows and high ceilings makes it feel like it's not a basement. The small bedroom in this space may be well suited for an office/craft room. The options are endless! Please note this is an illegal suite. The spacious double garage comes equipped with slat wall paneling for easy organization. Enjoy the peaceful backyard that backs onto a park and the winter outdoor rink (ODR) and boasts several mature trees including an apple tree! A large shed adds extra storage. Bonus: All furniture, appliances, tool box, lawn mower, Murphy bed, and more are included—just move in and enjoy!