



GRASSROOTS
REALTY GROUP

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32 Pinnacle Street
Grande Prairie, Alberta

MLS # A2221114



\$369,900

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,466 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	See Remarks	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: Fridge x 2, Dishwasher x 2, Stove x 2, Washer/Dryer x 2

Welcome to this beautifully updated 4-level split home. The main floor suite is vacant June 1 providing an excellent opportunity to live upstairs and have the lower suite subsidize your mortgage! Featuring 3 bedrooms and 1 bathroom upstairs. This home boasts newer flooring throughout, a cozy gas fireplace, and an open-concept main level with vaulted ceilings that create a bright, airy feel. The kitchen offers plenty of cabinet space, a corner pantry, and a layout perfect for families. Downstairs, you'll find a self-contained, non-conforming 1-bedroom, 1-bathroom suite with its own kitchen, island, and laundry. This suite has been updated with newer finishes and provides a comfortable, private living space. Long-term tenants in place in lower suite pay \$1400.00 making this an excellent turnkey investment opportunity. Enjoy the outdoors with separate fenced yards for each suite. Rear parking provides added convenience. Located close to schools, shopping, bus routes and other amenities, this home is a must see! Schedule your viewing today!