



GRASSROOTS
REALTY GROUP

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10 Pinnacle Lane
Grande Prairie, Alberta

MLS # A2221124



\$409,900

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,724 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

GREAT INVESTMENT OPPORTUNITY OR OFFSET YOUR OWN MORTGAGE WITH RENTAL INCOME!!! THIS LEGAL CONFORMING UP/ DOWN DUPLEX IS LOCATED ON A QUIET STREET IN PINNACLE RIDGE WITH BACK ALLEY ACCESS AND ATTACHED GARAGE!!! There are 3 bedrooms and 1 bathroom in the upper unit and 2 bedrooms and 1 bathroom in the lower unit. Bright and open floor plan with vaulted ceilings and huge kitchen with corner pantry in the upper unit. The primary bedroom has walk-through access to the main bathroom. 2 more good size bedrooms. The lower unit has access from the rear of the property, 2 bedrooms, 1 bathroom, and access to the attached garage. Book your showing today!! BASEMENT RENTED \$1650 TO LONG TIME TENANT AND UPSTAIRS WILL BE VACANT FOR POSSESSION TO MOVE IN OR RENT FOR TOP DOLLAR! CLOSE TO SCHOOLS, WALKING TRAILS, EASTLINK CENTER AND MUCH MORE!