



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

38 Pinnacle Point
Grande Prairie, Alberta

MLS # A2224448



\$409,900

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,556 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s)		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, See Remarks		

Inclusions:	None
--------------------	------

This beautiful home situated in a prime location with no rear neighbors and backs onto paved walking paths and nearby park space, offering easy access to outdoor recreation and peaceful walks right from your backyard! The main floor has a bright living room, a functional kitchen with plenty of storage, and a dining area that’s great for family meals. Upstairs, you'll find a generous primary bedroom with a private ensuite, along with two additional bedrooms and another full bathroom. The home offers ample parking, close to schools, shopping, and walking trails. A great choice for families or anyone looking for a comfortable home in a quiet neighborhood. Don’t miss your chance to see it. Book your showing today.