



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

24 Pinnacle Lake Drive
Grande Prairie, Alberta

MLS # A2231861



\$419,900

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,241 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Check out this fully developed home in EXCELLENT location, complete with large yard for a growing family to enjoy, mature trees and RV parking! This home is fully developed offering 5 bedrooms, 3 bathrooms, basement rec room and heated, double car garage. A sought after modified-bilvel floorplan offers an open concept for the family, integrating the kitchen, dining and living room seamlessly. Completing the main floor is two nice sized bedrooms and full 4-piece main bathroom. Upstairs you have your primary suite featuring a walk-in closet and ensuite. The basement offers additional living space with a large rec room, two more bedrooms, third bathroom, and laundry room with sink. Just off the trails of Pinnacle Pond, this property features a large backyard, huge shed with 8ft overhead door and nice mature trees. This property has everything you need for a growing family, in a wonderful neighbourhood at an excellent price point. Book a viewing today!