



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**68 Pinnacle Lake Drive
Grande Prairie, Alberta**

MLS # A2232488



\$469,900

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,670 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Gazebo, Landscaped		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Stone, Vinyl Siding
Foundation:	Poured Concrete
Features:	Granite Counters, High Ceilings, Kitchen Island, Pantry

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RS
Utilities:	-

Inclusions: Shed

This beautifully maintained gem in Pinnacle Ridge sits right across from the lake and is full of charm inside and out. The oversized driveway (41x29 ft) has plenty of room for extra vehicles, and there's even space to park a large RV or trailer along the side. With a stone exterior and great curb appeal, the home also boasts a sunny, south-facing backyard that's fully landscaped with mature trees, flowering plants, and even fruit bushes. Step inside to a warm, welcoming entry that opens into a cozy, open-concept living space. The kitchen features eye-catching two-tone cabinetry, granite countertops, a corner pantry, and a layout that just feels right. The main floor also includes a handy laundry area, a stylish updated half-bath, and a gas fireplace for those cozy evenings. There's brand new flooring on the stairs and upstairs, and the tile on the main floor was redone 4 years ago, which adds to the fresh feel throughout. Upstairs, the primary bedroom easily fits a full king suite and comes with a spa-like ensuite, a generous walk-in closet, and a built-in makeup vanity. Two more well-sized bedrooms and a full bathroom complete the upper level. The basement is unfinished and ready for your personal touch. The garage is a standout—radiant heat, tons of built-in storage, and a great workbench area make it ideal for projects or extra space. Out back, there's composite decking, and the hot tub pad already has the electrical roughed in, so it's ready when you are! Plus, the south side shingles were just replaced in 2025, and central A/C is already installed to keep things cool during those hot summer days. This home is move-in ready!! Get in touch with your favorite Realtor and come see it for yourself before it's gone!

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