



GRASSROOTS
REALTY GROUP

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**85 Pinnacle Crossing
Grande Prairie, Alberta**

MLS # A2236837



\$349,900

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	902 sq.ft.	Age:	2004 (21 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, City Lot		

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

Inclusions:	N/A
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Welcome to this Charming bungalow in Pinnacle Ridge, ideally located near schools, shopping, playgrounds, trails, and the Eastlink Centre. This home features vaulted ceilings, an open-concept layout, and large windows that fill the living and dining areas with natural light. The U-shaped kitchen offers updated countertops and a corner pantry. The main floor includes two bedrooms, including a spacious primary. The fully finished basement features a family room, three additional bedrooms, a full bathroom, storage nook, and laundry/mechanical room. Situated on a large rectangular lot with rear alley access and a double parking pad—offering future garage or RV potential. A beautifully updated, move-in-ready home in a great neighbourhood!