



GRASSROOTS
REALTY GROUP

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

MLS # A2247886



\$590,000

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,026 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, See Remarks		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Mixed, Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Play structure, All Blinds

This 2,026 sq. ft. two-storey backs right onto the pond in Pinnacle Ridge, giving you the kind of backyard view that makes morning coffee taste better. The south-facing back deck means you'll enjoy sunshine all day and its the perfect spot for summer BBQs or quiet evenings. Inside, you'll find four large bedrooms and an open layout designed for families. The main floor flows beautifully for entertaining or everyday living, with space to gather, cook, and connect. Upstairs, a large bonus room offers the perfect hangout whether its; movie nights, game days, or a spot for the kids to sprawl with homework. The fully developed walkout basement adds even more flexibility and cozy family space or rec area and with the walkout basement it truly expands the living space into the back yard complete with sitting space to watch the kids and dog play in the fenced yard. You'll also appreciate the finished garage for the cold winters, plus the comfort of central air conditioning in the summer. Homes like this don't just check the boxes… they make life better. Room to grow, a view to enjoy, and a neighborhood that just feels like home.