



**18 Pinnacle Street  
Grande Prairie, Alberta**

**MLS # A2282911**



**\$369,900**

**Division:** Pinnacle Ridge

**Type:** Residential/House

**Style:** 2 Storey

**Size:** 1,523 sq.ft. **Age:** 2006 (20 yrs old)

**Beds:** 3 **Baths:** 2 full / 1 half

**Garage:** Parking Pad

**Lot Size:** 0.09 Acre

**Lot Feat:** Back Yard

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Laminate, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Concrete

**Zoning:** RS

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Breakfast Bar, Pantry

**Inclusions:** N/A

Beautiful family home located in the desirable Pinnacle Ridge neighborhood, vacant and ready for quick possession. This well-designed property offers 3 bedrooms, 2.5 bathrooms, plus a main-floor den/office with sliding doors that can easily be converted into a fourth bedroom. The spacious primary bedroom features a walk-in closet and private ensuite, while the two additional bedrooms share a full bathroom. Recent updates include fresh paint in select rooms and professionally steam-cleaned carpets, making this home move-in ready. The open basement is primed for future development and creative ideas. Enjoy the landscaped and fully fenced backyard, complete with an approximate 10' x 16' workshop or storage shed. Rear access offers two gravel parking stalls, with additional street parking available out front. A fantastic opportunity in a family-friendly neighborhood — schedule your showing today!