



GRASSROOTS
REALTY GROUP

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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
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Concrete
Foundation:	Poured Concrete
Features:	Breakfast Bar, Pantry

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

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!