



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**37 Pinnacle Crescent
Grande Prairie, Alberta**

MLS # A2285190



\$459,900

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,173 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air
Floors:	Carpet, Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	See Remarks
Foundation:	Poured Concrete
Features:	See Remarks

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

Inclusions: N/A

Completely refreshed and truly move-in ready, this beautifully updated bungalow sits on a quiet street in the desirable, family-friendly community of Pinnacle Ridge. The home has undergone a full facelift featuring new paint throughout, new carpet, new countertops, refinished cabinets, tile backsplash, updated lighting fixtures, and central A/C, making it turnkey for its next owner. The spacious entry leads up to a bright, cozy living room and into the kitchen with island, pantry, newer appliances, and a sunny dining area with a large window. Down the hall you'll find the primary bedroom with full ensuite, two additional bedrooms, and a main bathroom, giving the main floor a light and airy feel. The fully developed basement offers an open layout with a dry bar, flex space/ family room, plus an additional large bedroom and full bathroom. The laundry room is tucked away with ample storage to keep everything organized and out of sight. Outside, enjoy the oversized 22x24 attached finished garage with radiant tube heating, an extra-wide driveway ideal for RVs or extra vehicles, a fully fenced backyard with a dog run, and a rear deck perfect for relaxing or entertaining. This home is truly turnkey and ready for its new owner.