



GRASSROOTS
REALTY GROUP

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**11430 Pinnacle Drive
Grande Prairie, Alberta**

MLS # A2286302



\$389,900

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,186 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	City Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: window coverings

Welcome to this 1,186 sq ft bi-level located in the highly sought-after community of Pinnacle Ridge; just a short walk to Isabel Campbell K–8 school — an ideal location for families. Built in 2008, this home offers nice layout featuring vaulted ceilings in the living area. You will love the functional kitchen layout and spacious dining area. From the dining area one can access the covered upper deck plus a large lower deck, ideal for relaxing or hosting guests. The landscaped and fully fenced yard offers space for kids, pets, and outdoor enjoyment. The home has 3 bedrooms and 2 full bathrooms, including a comfortable primary suite. The laundry is located in the basement and the space is currently undeveloped, providing an excellent opportunity to design and finish the space exactly to your needs — whether that’s 1 or 2 additional bedrooms, a rec room, and storage space. The double garage allows for you to keep your vehicle out of the weather. Located in a family-friendly neighbourhood close to parks, walking trails, and all amenities, this is a fantastic opportunity to own a solid home in a great area. Contact your Realtor today to view this home.