



GRASSROOTS
REALTY GROUP

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**85 Pinnacle
Grande Prairie, Alberta**

MLS # A2292413



\$460,000

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,313 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Cul-De-Sac		

Heating:	Forced Air
Floors:	Carpet, Linoleum, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Closet Organizers, Open Floorplan, Pantry, See Remarks, Storage

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

Inclusions: NA

Located in the desirable community of Pinnacle Ridge, this well maintained modified bi-level offers a functional layout and a great cul-de-sac location close to schools, parks, and shopping. The home welcomes you with a bright and spacious entryway before leading up to the open concept main living area featuring a kitchen with island and pantry, dining space, and a bright living room with large windows, a fireplace, and built-ins. Just off the dining area, a door leads to a covered deck with stairs down to a larger open deck, creating a great outdoor space for relaxing or entertaining. The main floor also includes two bedrooms and a full bathroom. Privately situated above the garage, the primary bedroom offers a walk-in closet and ensuite. The fully finished lower level features a comfortable family room with built-ins and a pellet stove, an additional bedroom, full bathroom, and a laundry room. Recent updates include newer appliances, a new hot water tank, new interior doors, fresh paint, new vinyl flooring in the living room in 2024, and a new washer and dryer. Complete with a double attached garage, central air conditioning, and located in a quiet cul-de-sac, this home offers space, comfort, and convenience.