



**61 Pinnacle Heights  
Grande Prairie, Alberta**

**MLS # A2296763**



**\$429,900**

<b>Division:</b>	Pinnacle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	969 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	None	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer

Welcome to this well-maintained bi-level home nestled in a quiet cul-de-sac in desirable Pinnacle Ridge, just steps from walking trails, schools, and all amenities. Step inside to a bright, naturally lit living room featuring a large front window that fills the space with sunshine. The kitchen offers crisp white cabinetry, stainless steel appliances, and a convenient pantry, seamlessly connected to the dining area with access to the back deck and fully fenced yard, perfect for everyday living and entertaining. The primary bedroom is a comfortable retreat with dual closets and direct access to the main bathroom, while a second bedroom completes the main floor. Downstairs, the fully developed basement features a spacious family room, a third bedroom, and a full bathroom, ideal for guests or additional living space. Outside, enjoy a beautifully landscaped yard and the added bonus of a double garage for extra storage and convenience. Book your showing today!