



**155 Pinnacle Avenue  
Grande Prairie, Alberta**

**MLS # A2301888**



**\$449,900**

<b>Division:</b>	Pinnacle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,136 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, RV Access/Parking		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Corner Lot, Landscaped, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<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>	High Ceilings, Kitchen Island, Pantry, See Remarks, Storage		

**Inclusions:** NA

Welcome to this well-maintained 4-level split in the desirable neighbourhood of Pinnacle Ridge, close to walking trails, schools, and the Eastlink Centre. Offering a functional layout and thoughtful updates, including new shingles (Summer 2025), this home is perfect for families looking for both space and convenience. The main floor features a bright living room along with an open kitchen and dining area, creating a comfortable space for everyday living and entertaining. Just off the kitchen, you'll find access to a large composite deck overlooking the backyard. Upstairs, the primary bedroom includes its own ensuite and two generous closets. Two additional bedrooms and a full bathroom complete the upper level. The first lower level offers a cozy family room highlighted by a beautiful fireplace, along with another full bathroom and an additional bedroom, making it a great space for guests or a growing family. The lowest level provides a versatile flex space ideal for a media room, play area, or home gym, along with a dedicated laundry area. Outside, the property features a double attached garage and space for RV parking, adding extra convenience and flexibility. A great opportunity to own a move-in ready home in a family-friendly location.