



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**49 Pinnacle Lake Drive
Grande Prairie, Alberta**

MLS # A2302467

\$620,000



Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,699 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway		
Lot Size:	0.00 Acre		
Lot Feat:	Irregular Lot, Landscaped, No Neighbours Behind, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Tile	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RS
Foundation:	ICF Block	Utilities:	Cable, Electricity, Natural Gas, Phone
Features:	Central Vacuum, No Animal Home, No Smoking Home		

Inclusions: none

This home has everything you have been looking for! Backing onto Pinnacle Lake pond in a family friendly neighborhood. Fully developed with a WALK OUT basement. Featuring a welcoming entry with stone flooring accents, a cozy fireplace in the family room, a spacious kitchen with a eating bar, pantry and lovely cabinetry, upper deck access from the dining area plus garage entry with built in storage cubicles. Upstairs, the master bedroom offers an elegant ensuite with a walk in closet. Additional bedrooms are a generous size. Downstairs has been nicely finished into a large family room, nook area with murphy bed. (ideal as an office or kids play area), 4pc bathroom, massive laundry room and an abundance of storage. Backyard is fully irrigated, fenced and landscaped . Enjoy the peaceful setting this home has to offer. Close to gas station, bus stop, Eastlink Center, Coke Center, restaurants and schools. Be sure to add to your list of showings! ! owner Urban Escape built.