



**89 Pinnacle Avenue  
Grande Prairie, Alberta**

**MLS # A2302695**



**\$449,900**

<b>Division:</b>	Pinnacle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Attached-Up/Down, Bi-Level		
<b>Size:</b>	1,042 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<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:** Shed, Dishwasher X2, Refrigerator X2, Stove X2, Washer/Dryer X2

Welcome to this LEGAL up/down duplex in desirable Pinnacle Ridge, featuring amazing tenants already in place and excellent cash flow potential. Opportunities like this don't come up often &mdash; this is a well-maintained revenue property in a quiet, family-friendly neighbourhood close to schools, parks, walking trails, shopping, and bus routes. Situated on a quiet street backing onto green space, this property offers a private setting with generous rear parking for both suites. Each unit has separate laundry, separate gas and power meters, and its own furnace and hot water tank, making it a true turnkey investment. The upper suite offers a bright and inviting open-concept layout with plenty of natural light, 3 good-sized bedrooms, and 1 spacious 4-piece bathroom with a linen closet and direct access to the primary bedroom for an ensuite feel. The primary bedroom also features a large walk-in closet. The kitchen is nicely finished with a large corner pantry and great counter space. The lower suite features its own private entrance and offers 2 large bedrooms and 1 full bathroom. The spacious front entry provides extra storage, and the above-grade windows allow for plenty of natural light throughout. The open-concept kitchen, dining, and living area is ideal for tenants and comes equipped with stainless steel appliances, including fridge, stove, and dishwasher. In-suite stacked laundry completes the lower level. Rental Income: Upper unit: \$2,100/month + utilities (month-to-month), Lower unit: \$1,800/month + utilities (month-to-month) = Total: \$3,900/month (\$46,800 annually) + utilities (Paid by Tenants) This setup offers strong cash flow with flexibility, making it perfect for investors or buyers looking to live in one unit and rent the other. Don't miss out on this excellent revenue property in Pinnacle Ridge &mdash; book your showing today!