



**291 Pinnacle Drive  
Grande Prairie, Alberta**

**MLS # A2307340**

**\$479,900**



<b>Division:</b>	Pinnacle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,656 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Off Street, Parking Pad		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	City Lot, Front Yard, Interior Lot, Landscaped, Lawn, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Other, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Blinds

Located in desirable Pinnacle Ridge, this thoughtfully updated and well-maintained family home combines style, function, and value. It includes back alley access to a double detached garage and AC. The main floor showcases a bright, modern feel with tasteful updates throughout, featuring a versatile front office/den or playroom, a convenient half bath, and a refreshed U-shaped white kitchen with an eat-up bar. The kitchen flows seamlessly into the dining area and spacious living room, where a cozy gas fireplace creates a warm focal point. Step outside to the composite deck, complete with natural gas hookups for a BBQ and fire pit—perfect for easy summer entertaining. Upstairs offers three generously sized bedrooms, including a primary suite with a walk-in closet and a full ensuite with a tub/shower. A full main bath and dedicated laundry room add to the home’s everyday functionality. The fully developed basement continues the home’s versatility with an additional bedroom, adjoining full bathroom, flex or exercise space, and a comfortable family room—ideal for guests or growing families. With stylish updates already in place and located in a sought-after neighbourhood close to parks, schools, and amenities, this home is move-in ready with room to make it your own.