



**11327 Pinnacle Drive  
Grande Prairie, Alberta**

**MLS # A2309459**



**\$388,000**

<b>Division:</b>	Pinnacle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,352 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

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

**Inclusions:** All existing window coverings, shed, hot tub, projection screen, projector and components, TV mounts

Welcome to this well maintained 2 storey home in Pinnacle Ridge offering 4 bedrooms and 3.5 bathrooms, fully developed and move in ready. The main level features a bright, open layout with high ceilings in the spacious living room flowing seamlessly into the kitchen and dining area, plus a convenient half bath. Upstairs you'll find a generous primary bedroom with ensuite and walk in closet, along with two additional bedrooms and a full bathroom. The fully finished basement offers a great rec space or movie room, fourth bedroom, and another full bath. This home also includes a new washer and dryer and hot water on demand for added efficiency and convenience. Outside you'll love the large fully fenced yard complete with a newer deck, hot tub, and shed, plus a double front parking pad with RV parking and large gate access into the backyard. Located in desirable Pinnacle Ridge, you're close to parks, playgrounds, walking trails, and schools, with quick access to the Eastlink Centre, Muskoseepi Park, and nearby shopping and amenities in the Westgate Shopping Area including restaurants, grocery stores, and everyday conveniences. A great family home in a sought after neighbourhood. Book your showing today.