



GRASSROOTS
REALTY GROUP

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**158 Pinnacle Drive
Grande Prairie, Alberta**

MLS # A2310960



\$410,000

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,424 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Few Trees, Irregular Lot, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Hardwood, Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Ceiling Fan(s), Closet Organizers, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: refrigerator, stove, rangehood microwave, dishwasher, washer, dryer

Available for immediate possession, this two-storey home is ready & waiting for your summer move-in! The property features a covered front veranda with white metal railings providing clean & welcoming curb appeal. Inside, the home features a completely carpet-free layout across both the main and upper levels. The main floor begins with a tiled front entry that flows into a living room centered around a gas fireplace and finished with durable & attractive hardwood flooring. The kitchen is equipped with black appliances, a corner pantry, and an integrated dining area. Situated near the back door, a practical half-bathroom doubles as the laundry room, complete with a built-in utility sink. Upstairs, the layout is comprised of three bedrooms, the main bathroom and hall closet. The primary bedroom offers a private retreat, complete with a four-piece ensuite and a large walk-in closet outfitted with shelving and a window for ample natural light. The undeveloped basement provides a blank canvas for a future living space tailored to your needs. The backyard is accentuated with a 10' x 12' deck for all your outdoor pursuits & enjoyment and there is back alley access to the double detached & heated garage. This west-end property is situated in a great location near &cole Nouvelle Frontière, the Eastlink Centre, local parks, Pinnacle Lake walking trails, and oodles of nearby shopping & dining options. Contact a REALTOR® today for more information and to arrange your private viewing. ***Some interior photos have been virtually staged***