



171 Pinnacle Way
Grande Prairie, Alberta

MLS # A2311093



\$450,000

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,108 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3
Garage:	Aggregate, Double Garage Attached, Garage Faces Front, Heated Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Irregular Lot, Landscaped, Lawn, See Ren		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Laminate, Linoleum, Tile	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:	Built-in Features, Ceiling Fan(s), Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: refrigerator, stove, dishwasher, washer, dryer

Offering an incredible opportunity for growing families or savvy investors, this fully developed four-bedroom, three-bathroom home in Pinnacle Ridge is officially ready for its next chapter. The property comes equipped with high-value practical upgrades already checked off the list, including central air conditioning, a finished heated garage, new shingles in May 2026 and an exposed aggregate driveway. The main level is thoughtfully designed around the rhythms of daily life, anchored by a sizable kitchen featuring ample, classic oak cabinetry and pantry, and is adjacent to the dining area, making meal times and entertaining effortless. The kitchen overlooks the living room, which offers a cozy haven highlighted by a gas fireplace, adding character and warmth to the space. Down the hall, are 2 bedrooms plus the primary bedroom, which serves as a private retreat, complete with its own dedicated four-piece ensuite bathroom and walk-in closet. The fully finished basement significantly expands the home's footprint, offering a layout that works beautifully for older children, roommates, or a secondary living space. It features a massive family room ideal for a home theater or gaming setup, a second large four-piece bathroom, and a bedroom. An additional lower-level room offers excellent flexibility, easily converting into a quiet home office, a fitness space, or a massive walk-in storage room depending on your needs. The exterior of the property offers a fully fenced and landscaped backyard, providing a safe, enclosed area for pets and children. A spacious deck provides the perfect spot for summer barbecues, while the storage space underneath can keep garden tools and outside toys tucked away. Location is a major highlight here: the property backs directly onto a lighted, paved walkway, offering a scenic path that leads straight to the neighborhood park just steps

from your back gate. Heading east, you have the benefit of a K-8 school as well as Grande Prairie's only Francophone school. Super close proximity also to the health, aquatic, & fitness facility of the 'Eastlink Centre', 2 high schools, ice arena, restaurants and so much more! Whether you are looking to add a solid performer to your rental portfolio or want a spacious home you can personalize from day one, this house is ready for viewings. Contact a REALTOR® today for more information or to schedule a private tour.