



279 Pinnacle Drive
Grande Prairie, Alberta

MLS # A2314177



\$494,900

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,678 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Alley Access, Concrete Driveway, Double Garage Detached, Garage Door Op		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Interior Lot,		

Heating:	Central, Electric, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, French Door, High Ceilings, Jetted Tub, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Stone Counters, Storage, Sump Pump(s), Suspended Ceiling, Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, A/C unit, Shed, GDO & Controls, Garden Boxes, Microwave, Vacuum Cannister (no attachments), Ring Doorbells (front & back), Bar Fridge, All TV Mounting Brackets, 2 Bar Stools, 50" Smart TV in Living Room.

Step into TIMELESS CHARM with this stunning fully developed VICTORIA-INSPIRED HOME in family friendly Pinnacle Ridge! Built in 2005 and beautifully maintained, this home offers a perfect blend of MODERN COMFORT and VINTAGE ELEGANCE, complete with DETAILED CRAFTSMANSHIP, stylish light fixtures, and warm inviting spaces throughout. The main floor features a BRIGHT OPEN CONCEPT layout with a spacious living room centered around a COZY GAS FIREPLACE, a beautiful dining area with FEATURE WALL, and a dream kitchen showcasing intricate wood cabinetry, QUARTZ COUNTERS, crown molding, TILED BACKSPLASH and plenty of workspace for busy family life. Great for hanging out with the kids or guests, is the eating bar, a great feature too! Check out the vacuum kickplate here in the kitchen as well as the LAUNDRY UPSTAIRS too. There is a convenient office and powder room which complete the main level. Upstairs, the spacious primary suite offers a WALK-IN CLOSET & 4 PIECE ENSUITE with updated flooring and charming barn door accent. Two additional generously sized bedrooms and an upstairs laundry room make everyday living functional and family friendly. The FULLY FINISHED BASEMENT adds even more space with a large family room featuring an electric FIREPLACE and WET BAR (CHECK OUT THE STUNNING GRANITE COUNTERTOP!), plus there is a spacious fourth bedroom with a huge walk-in closet. The basement bathroom includes a sink and toilet and ready for a future shower. Outside, enjoy summer evenings on the impressive TWO-TIERED COMPOSITE DECK with GLASS & ALUMINUM RAILING overlooking the beautifully landscaped yard complete with an APPLE TREE, RASPBERRY BUSHES, garden boxes, and storage shed. The fully fenced yard also provides access to the great-sized

HEATED AND INSULATED GARAGE with BACK ALLEY ACCESS, along with an additional STAMPED CONCRETE parking pad with offering potential RV parking. Additional highlights include AIR CONDITIONING, attractive curb appeal with CONCRETE LANDSCAPING EDGING, and SHINGLES REPLACED last year on both the home and garage. Located close to parks, playgrounds, walking trails, schools, and amenities, this is the PERFECT PLACE for a young family to settle in and make lasting memories.