



**4 Pinnacle Road
Grande Prairie, Alberta**

MLS # A2314682



\$449,900

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,200 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	City Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: basement fridge, garage heater, shed

Great location, close to Pinnacle pond and a short work to the Community Knowledge Campus/Eastlink/Design Works Center. This modified bi level home is fully developed and has 4 bedrooms and 3 bathrooms. Open concept kitchen/dining & living room. Kitchen has a corner pantry and island with eat up bar. Beautiful hardwood flooring throughout the main level. Primary bedroom has a walk in closet and a 3 piece ensuite. The basement has nice family room with wood stove, bar area with full size fridge, one bedroom, bathroom, large storage/furnace/laundry room. Back yard is fenced, has a two tiered deck with brand new privacy screen, shed and garden box. The garage is heated and wired for 220. Brand new dishwasher.