



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**194 Pinnacle Drive  
Grande Prairie, Alberta**

**MLS # A2315173**



**\$379,900**

<b>Division:</b>	Pinnacle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,467 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane		

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

**Inclusions:** Window blinds

Fantastic starter or investment home in Pinnacle Ridge beside easement and with rear lane and front street parking. This home has been very well looked after. Entry, kitchen, dining and living area on main floor. The kitchen features a pantry and a side deck off the dining area for bbq. Upstairs are the primary bedroom, 4pc bath, 2 more bedrooms (one with laundry). The 3rd level has an extra washer and dryer, a family room with wet bar and door to back yard and parking. The 4th level has another bedroom and full bathroom.