



**291 Pinnacle Drive
Grande Prairie, Alberta**

MLS # A2317883



\$464,900

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,722 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Open Floorplan, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: Negotiable

Beautifully transformed by its current owners, this fully developed home showcases exceptional style, thoughtful updates, and a timeless design that feels straight out of a magazine. From the moment you arrive, the attention to detail is evident, with stunning curb appeal, rear lane access, and a detached double garage. Inside, the main floor showcases a stunning open-concept layout designed for both everyday living and entertaining. Just off the entry, you'll find a beautifully updated half bathroom and a versatile office or flex space that could easily function as a fifth bedroom. A beautiful arched opening draws you down the hallway into the heart of the home, where the spacious kitchen, dining, and living areas come together seamlessly. The custom stucco fireplace creates a striking focal point in the living room, while central air conditioning ensures year-round comfort throughout the home. Upstairs, the spacious primary suite features a walk-in closet and ensuite, accompanied by two additional bedrooms and a full bathroom. The convenience of second-floor laundry adds to the home's practical and family-friendly layout. The fully developed basement provides even more living space with a large family room, an additional bedroom, and storage room. A door off the dining area leads directly to the spacious deck and beautifully designed backyard, where you'll find the outdoor space complete with a children's play area and a stone walkway leading to the detached garage. Tucked behind the home, the rear lane creates an ideal space for children to ride bikes, play with friends, and enjoy outdoor activities away from busier traffic routes. Extensively updated with exceptional taste and attention to detail, this home offers a timeless aesthetic and move-in-ready appeal.