



GRASSROOTS
REALTY GROUP

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213 Pinnacle Drive
Grande Prairie, Alberta

MLS # A2319200



\$419,000

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,318 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Low Maintenance L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, Quartz Counters, Storage, Sump Pump(s), Vinyl Windows		

Inclusions: N/A

A beautifully presented two-storey family home perfectly positioned next to green space in sought-after Pinnacle Ridge. Ideal for first-time buyers with room for growing families, this property offers both comfort and style with recent updates throughout. Step inside to discover modern living with updated vinyl flooring and paint. The inviting living room is enhanced by a cozy yet sleek gas fireplace, perfect for relaxing evenings. The bright white kitchen boasts elegant new quartz countertops, a functional island, sleek stainless steel appliances, and chic black accents. The spacious dining area features a convenient coffee bar and overlooks the rear yard, making it perfect for family meals and entertaining. A handy powder room finished off the main floor. Upstairs, you'll find three generous bedrooms, all with plush carpeting. The master includes a 4pc ensuite while the main bathroom caters to the additional bedrooms. The fully finished basement provides excellent extra space with a large fourth bedroom, additional living area, and a dedicated laundry/utility/storage room. Outdoors, enjoy a low-maintenance landscaped front and back yard, complete with a deck for summer BBQs, a storage shed, and fenced yard with off-street parking.