



73 Pinnacle Avenue
Grande Prairie, Alberta

MLS # A2321214



\$429,900

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,482 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	High Efficiency	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

Very well-kept 4-level split home located in Pinnacle Ridge on an acreage-size lot backing onto trees!!! Split -level home with walkout provides suite or rental potential! This home has 4 bedrooms and 2 full bathrooms with 1482 sq ft. The kitchen features maple cabinets, stainless steel appliances, tile backsplash/floors, a corner pantry, and a dining area. The living room has laminate floors. The 2nd level has the primary suite, bedroom 2/3, and a full bathroom. The 3rd level is a walk-out with a large family room. The 4th level has an amazing 4th bedroom with vinyl plank floors, a walk-in closet, and a full bathroom. The backyard is landscaped, there is a parking pad at the rear of the home, a partial fence, and tons of room for a future garage. The 3rd & 4th levels can be easily converted into a suite!!! Close to schools and walking trails. Book your showing today!!