



**42 Pinnacle Crossing
Grande Prairie, Alberta**

MLS # A2321239



\$439,900

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,190 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, See Remarks		

Inclusions: Blinds, shed, garage heater,

Beautiful fully developed 1,190 sqft bi-level in desirable Pinnacle Ridge backing onto grassed easement and located just minutes from schools, parks, and the Eastlink Centre. Nice curb appeal greets you with a covered front veranda and a finished, heated double attached garage. Inside, a bright, spacious entry with tile flooring leads to the main floor showcasing hardwood throughout the living room, dining area, and kitchen. The functional kitchen features maple cabinets, stylish tile backsplash, pantry, and newer stainless-steel appliances. Just off the dining area you will love the south-facing, two-tiered partially covered deck and fully fenced and landscaped yard complete with a newer fence and storage shed. The main level hosts three good sized bedrooms and two full bathrooms, including a primary bedroom with his-and-hers closets and an ensuite with a sit-down shower. Downstairs, the bright, fully developed basement features large windows, a massive family room with a cozy gas fireplace, a full bathroom, storage, and a huge fourth bedroom. Showing beautifully from top to bottom, this turnkey property is ready for immediate possession.