



GRASSROOTS
REALTY GROUP

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41 Pinnacle Road
Grande Prairie, Alberta

MLS # A2328260



\$439,900

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,244 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air
Floors:	Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Kitchen Island

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RS
Utilities:	-

Inclusions: Portable Window AC Unit, Freestanding Fire Place

Welcome to this beautifully maintained 1.5-storey home in the sought-after community of Pinnacle Ridge. Offering 5 bedrooms, 2 full bathrooms, and an attached double garage, this home has been lovingly cared for and is completely move-in ready. The thoughtfully designed floor plan features a spacious kitchen with a large island, generous dining area, and plenty of room for family gatherings or entertaining guests. Above the garage, you'll find a private primary retreat complete with a full ensuite, creating the perfect space to unwind at the end of the day. Step outside to enjoy the covered deck with a gazebo overlooking an exceptionally landscaped backyard. Filled with an impressive collection of low-maintenance perennials, the yard offers beautiful colour throughout the seasons while requiring minimal upkeep. Located on a quiet street, this home is just steps from a neighbourhood park and conveniently close to a nearby convenience store, making everyday living both peaceful and practical. From the immaculate interior to the beautifully established outdoor space, this is a home where pride of ownership is evident throughout. All that's left to do is move in and start making memories.