



GRASSROOTS
REALTY GROUP

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36 Pinnacle Way
Grande Prairie, Alberta

MLS # A2328287



\$399,900

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	941 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air
Floors:	Carpet, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	See Remarks

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

Inclusions: N/A

Location, location, location! Welcome to this well-maintained home in the highly desirable Pinnacle Ridge, just minutes from walking trails, schools, shopping, restaurants and the Eastlink Centre. Whether you are a first-time home buyer, downsizing, or looking for an investment property, this home offers incredible potential. The main floor features two spacious bedrooms, a full bathroom and a bright, inviting living room with large windows that fill the space with natural light. The functional layout makes everyday living comfortable and practical. Step outside to a generously sized backyard with plenty of room for kids, pets, gardening, or entertaining family and friends. The unfinished basement is a blank canvas, giving you the opportunity to design and finish the space to suit your own needs and lifestyle while adding future value to the home. Homes in this location and price range do not come on the market very often. Call your realtor today to book the showing!