



GRASSROOTS
REALTY GROUP

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140 Pinnacle Boulevard
Grande Prairie, Alberta

MLS # A2328979



\$434,900

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,109 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped, Lawn		

Heating:	High Efficiency
Floors:	Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Concrete
Foundation:	Poured Concrete
Features:	Laminate Counters

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

Inclusions: N/A

Look no further! This home is in fantastic condition and provides excellent potential for any family. This 4-level split has 4 bedrooms, 3 full bathrooms, and a large detached 24x24 garage with alley access and ample parking. The kitchen offers maple cabinets, stainless steel appliances, an island, a corner pantry, and a dining area that leads out to the deck. Vinyl plank flooring throughout the entire house and tile in the bathrooms. The upper level has a huge primary suite with a full ensuite with a corner jetted tub and a separate shower, bedroom 2, and a full bathroom. There is a 3rd-level walk-out with a family room, 3rd bedroom, and a full bathroom. The 4th level has a massive bedroom and a laundry room. The backyard is fully fenced and landscaped. Home is conveniently located close to schools, parks, trails, and the Eastlink Center. Many updates include paint, flooring upgraded to vinyl plank, trim, nice appliances, and much more! Home is ready for IMMEDIATE POSSESSION!!! Book your showing today!!!