



GRASSROOTS
REALTY GROUP

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83 Pinnacle Lake Drive
Grande Prairie, Alberta

MLS # A2330993



\$429,900

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,557 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, See Remarks, Sump Pump(s), Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this fully developed 2-storey home offering 5 bedrooms and 3.5 bathrooms, ideally located in the desirable Pinnacle neighbourhood with no rear neighbours. The spacious front entry welcomes you into a bright, open-concept main floor featuring hardwood and tile flooring throughout. The inviting living room is centered around a cozy natural gas fireplace, while the functional kitchen offers an island with seating, a corner pantry, and plenty of workspace, all overlooking the dining area—perfect for everyday living and entertaining. A convenient main floor laundry room with direct access to the attached garage completes this level. Upstairs, you'll find three generously sized bedrooms, including a comfortable primary suite featuring a walk-in closet and private 3-piece ensuite. The fully finished basement, renovated in 2016/2017, adds exceptional living space with two large bedrooms, a spacious family room, and an additional full bathroom, making it ideal for growing families or guests. Step outside to enjoy the fully fenced and landscaped backyard, complete with a deck and fire pit—an ideal setting for relaxing summer evenings or entertaining family and friends. This move-in ready home offers plenty of space, a functional layout, and all the room your family needs to grow and create lasting memories.