



GRASSROOTS
REALTY GROUP

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8 Pinnacle Way
Grande Prairie, Alberta

MLS # A2332308



\$365,000

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,567 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Pantry, See Remarks, Separate Entrance		

Inclusions:	Garage Door Opener
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Affordable large 4 level split home situated on a quiet street in Pinnacle Ridge, on a corner lot with easy backyard access and close to popular walking/biking trails around the Pinnacle Pond. Tiled entry way welcomes you, with front closet + main floor laundry room. Head up a few stairs to open concept kitchen , dining and living room. Vaulted ceiling showcased through the main level, dining is spacious for all occasions and a door off of it to go down to your lowered patio. Kitchen has ample cabinet + counter space and must have corner pantry. Second level hosts master bedroom with walk in closet + full en-suite and another bedroom and full bathroom complete second level. Making our way to third level you will find massive living room with walkout basement with exterior door to your fenced backyard. Fourth level is unfinished but has potential for 1-2 more bedrooms + bathroom. Attached double car garage is unfinished and and open canvas for all your future wishes. Backyard is fully fenced and spacious. Book your viewing today !