



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

102 Pinnacle Crescent
Grande Prairie, Alberta

MLS # A2335901



\$499,900

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,257 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Laminate Counters, Open Floorplan, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Microwave, Dishwasher, Washer, Dryer, Window Coverings, GDO, Shed, Main Floor T.V & Mount, Ring Security System (NO CONTRACT)

Renovated and move-in ready, this 1257 sq. ft. 4-level split is tucked away on a quiet street in Pinnacle Ridge! Step inside to a bright, open-concept main floor featuring a crisp white kitchen with stainless steel appliances, a large centre island, and a sun-filled dining area framed by a charming bay window with vinyl plank throughout. Upstairs, the spacious primary bedroom offers a walk-in closet and private 3-piece ensuite, along with a second bedroom, main bath with modern vanity, and a convenient upper laundry room. The third level provides even more living space with a cozy rec room set up for a projector, two additional bedrooms, and a stylish 3-piece bathroom with tiled shower. The undeveloped basement offers excellent storage and future development potential. Central A/C, an attached double garage with hoist bar, and excellent outdoor space add even more value. Enjoy the massive 32' x 12' deck, fully fenced and landscaped west facing yard. An impressive 65' RV parking pad with rear alley access & a long driveway make for no lack of parking. This is a fantastic family home with modern updates, flexible living space, and room for everything! Immediate possession available!