



GRASSROOTS
REALTY GROUP

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120 Pinnacle Boulevard
Grande Prairie, Alberta

MLS # A2336107



\$369,900

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,040 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, See Remarks		

Inclusions: Fridge X 2, Dishwasher x 2, Stove x 2, Washer & Dryer

Immediate Possession Available! This bright and inviting home offers a fantastic layout with a fully developed basement in-law suite and plenty of space for comfortable living. The main floor features an open-concept design with lots of natural light, 2 bedrooms and 1 full bathroom. The kitchen offers stainless steel appliances, a convenient corner pantry, and plenty of workspace. The spacious primary bedroom includes his-and-hers closets. Step out from the dining area onto the deck, complete with privacy and additional storage. The basement offers a spacious in-law suite with a huge kitchen, 1 bedroom, 1 bathroom, newer vinyl plank flooring, and a separate entrance. Shared laundry adds convenience. Recent updates include a new fence and hot water tank approximately 1 year old. Located close to schools, shopping, and everyday amenities, this home is an excellent opportunity for families, investors, or those looking for additional living space. Move in and enjoy!