



GRASSROOTS
REALTY GROUP

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150 Pinnacle Drive
Grande Prairie, Alberta

MLS # A2191343



\$389,000

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,265 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Outside, Parking Pad, See Remarks		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Few Trees, Irregular Lot, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Ceiling Fan(s), Kitchen Island, Pantry, See Remarks, Track Lighting, Walk-In Closet(s)		

Inclusions: refrigerator, stove, dishwasher, washer, dryer, range hood microwave

IMMEDIATE POSSESSION POSSIBLE! Enjoy the upcoming summer in your new home! Speaking of the big heat soon to be on the way, the air conditioning will be your first checked off list item at this property. Or maybe the large & cute front covered veranda with white metal railing giving curb appeal will win your heart. Or how about this fully-finished, 4 bedroom, 2.5 bathroom 2 storey has just been freshly painted inside? Need more incentives? Okay! Off the front entry is the living room with bay windows and attractive corner gas fireplace. Kitchen has nice flooring, plenty of white cabinets along with stainless steel appliances, island, corner pantry, and side ledge that would be a great coffee or gadget charging station. Dining area also has bay windows, and off of it, there is a half bathroom by the back door to the deck. Upstairs, the primary bedroom has direct access to the main bathroom, plus there are 2 more bedrooms & hall closet on this level. Downstairs has 1 big bedroom, full bathroom, flex room space that would make for a great office or playroom, and the furnace/laundry room. Whole home is in a nice, neutral colour palette making decorating a breeze. Fenced backyard has huge deck with clear panels and white metal railing, plant boxes and extended, extra-wide concrete sidewalks. Less grass to cut and clean walk ways for your shoes. There is ample space to build a detached double garage, too! Gravelled parking pad currently at rear of home with back alley access. Great west end location close to Ecole Nouvelle Frontiere, parks & playgrounds, Pinnacle Lake & walking trails plus the City's awesome shopping and restaurant options. Take advantage of ALL these features, and contact a REALTOR® today for more information or to view.

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