



GRASSROOTS
REALTY GROUP

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**81 Pinnacle Lake Drive
Grande Prairie, Alberta**

MLS # A2204717



\$439,900

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,381 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	No Neighbours Behind, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: none

Location! Location! Check out this fully developed 1381 sq ft modified bi-level in Pinnacle Ridge. This home features 4 bedrooms, 3 bathrooms, and an open-concept main floor with vaulted ceilings. This home is conveniently located within walking distance of the Eastlink Centre, Public and Catholic high schools, and the South 40 Shopping Centre. This perfect family home is waiting for its new owners.