



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

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

**MLS # A2213819**



**\$420,000**

<b>Division:</b>	Pinnacle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,568 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Few Trees, Front Yard, Landscaped, Lawn, Rectangular Lot		

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

**Inclusions:** AS IS, WHERE IS, AS PER SCHEDULE "A"

This family-friendly home is in a great location in the 'Pinnacle Ridge' subdivision close to shopping, restaurants, multiple schools, walking trails, Eastlink Centre, and easy access to Highway 40 and west end of the City of Grande Prairie, should you work in those areas. The fully developed , 2 storey has 5 bedrooms & 3.5 bathrooms, double attached garage, fenced yard and no rear neighbours. Large, tiled entry leads to the open layout on main level with living room and it's nice hardwood flooring & gas fireplace, kitchen with stainless steel appliances including range hood microwave, breakfast bar island and corner pantry plus there's a handy 2 piece bathroom and laundry area just off of the garage. Upstairs, there are 2 bedrooms and the primary bedroom with walk-in closet and 3 piece ensuite and the main bathroom completes the level. Downstairs has family room, bathroom, and 2 bedrooms with no carpet. East facing backyard has lots of space for entertaining on the deck, or around the firepit area. \*\*\*Please note: property is sold "as is, where is, at time of possession" No warranties or representations.\*\*\* Contact a REALTOR® today for more info or to book a viewing!