



GRASSROOTS
REALTY GROUP

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**77 Pinnacle Crescent
Grande Prairie, Alberta**

MLS # A2213841



\$414,900

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,021 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Landscaped, Street Lighting		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

MOVE-IN READY, FULLY DEVELOPED HOME IN PINNACLE! Welcome to this beautifully updated bi-level on a quiet Crescent in the desirable neighborhood of Pinnacle Ridge! This home checks all the boxes with modern finishes, thoughtful updates, and a prime location just steps from walking trails, parks, schools, and the Eastlink Centre. The main level features an open-concept living room and kitchen, perfect for entertaining, with access to a two-tier deck and a landscaped backyard complete with a corner firepit area. The upper deck is ideal for gathering and BBQing, while the lower deck offers a private space to unwind. The kitchen boasts updated cabinetry with modern pulls, stainless steel appliances, and new countertops. The living room has been refreshed with a stunning shiplap and wood fireplace surround/ mantle. Vinyl plank flooring, updated lighting, and refreshed paint flow throughout the home, creating a bright and modern feel. Also on the main floor is the spacious primary suite with a walk-in closet and 3-piece ensuite, along with a second large bedroom and full bathroom. The main entrance provides direct access to the double attached garage and a storage closet is in the entryway. The basement is designed well with cohesive colors mirroring the upstairs, and an open layout which makes it the perfect space for entertaining and relaxing. It features a massive family room with a cozy wood-burning stove, a third bedroom, another full bathroom, a HUGE laundry room, and plenty of storage. Other highlights include an exposed aggregate driveway and fantastic curb appeal. This move-in-ready home in Pinnacle is waiting for you. Take a look today!