



GRASSROOTS
REALTY GROUP

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55 Pinnacle Way
Grande Prairie, Alberta

MLS # A2214229



\$464,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Pinnacle Ridge | | |
| Type: | Residential/House | | |
| Style: | Modified Bi-Level | | |
| Size: | 1,206 sq.ft. | Age: | 2005 (20 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Attached, RV Access/Parking | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Greenbelt, Landscaped, Lawn, No Neighbours Behind | | |

| | | | |
|--------------------|---|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Linoleum, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | RS |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Pantry, Vaulted Ceiling(s) | | |

Inclusions: N/A

EXTREMELY WELL TAKEN CARE OF FULLY DEVELOPED HOME IN PINNACLE RIDGE with AC!!! This 5 bedroom and 3 full bathroom home has a walk-out basement with a mother-in-law suite. The kitchen has crisp white cabinets and a grey island with a raised eating bar, stainless steel appliances, a tile backsplash, a corner pantry, and a large dining area with access to the deck. Vinyl plank flooring. There are 2 good size bedrooms and a full bathroom on the main floor. A private primary suite with a 4 piece ensuite and walk-in closet. The basement has a mother-in-law suite (with walk-out) but still functions as a family room if preferred, 2 more bedrooms, vinyl plank flooring in the basement (one bedroom has carpet), a 3rd full bathroom, and a laundry/ storage room. The home is roughed in for central vac. The backyard is fully fenced with a gate to access the walking trails, no rear neighbors, landscaped, RV parking, a stone walkway, 2 large decks, a shed, and a fire pit. New shingles (HAIL RESISTENT) in 2022. Smart Thermostat, rough in for garage heater, H/C taps in garage, wiring for hot tub, to add a few features. The double garage is fully insulated and has a drain. This is a great family home!!! Don't miss out book your showing today!!!