



**GRASSROOTS**  
REALTY GROUP

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**11437 Pinnacle Drive  
Grande Prairie, Alberta**

**MLS # A2217703**



**\$559,500**

<b>Division:</b>	Pinnacle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,438 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Few Trees, Garden, Irregular Lot, Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, French Door, Kitchen Island, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** 2 Fridges, 2 Microwaves, 1 Stove, 1 Hot Plate, 1 Dishwasher, Washer, Dryer, All Window Coverings, Shelving in Garage, GDO's & Controls, Shed & Toro Lawn Mower & Misc. Gardening Tools, Firepit c/w Grates, Industrial Tool Box c/w Counter, Furnishings as viewed in property including 2 Loveseats, 2 Wing Chairs, Table & 4 Stools, TV & Stand, Bed, Lamp, Room Divider, and other misc. furnishings

Spacious & Versatile Modified Bi-Level Backing a Park! Welcome to this 1,438 sq ft modified bi-level featuring a thoughtfully designed layout perfect for families or multi-generational living. The freshly painted upper level boasts a private master retreat with a full ensuite, including his and her sinks, a jetted jacuzzi tub, separate shower, walk-in closet, and bonus closet space. Upstairs you'll find two additional bedrooms and another full bath. The lower level impresses with tall ceilings, a second kitchen, another full bath, and walk-out access to the fenced backyard—ideal for in-laws, guests, or rental potential. Two secure entrances add privacy and flexibility. Please note this is an illegal suite. The spacious double garage comes equipped with slat wall paneling for easy organization. Enjoy the peaceful backyard that backs onto a park and the winter outdoor rink (ODR) and boasts several mature trees including an apple tree! A large shed adds extra storage. Bonus: All furniture, appliances, tool box, lawn mower, Murphy bed, and more are included—just move in and enjoy!