



**GRASSROOTS**  
REALTY GROUP

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## 37 pinnacle Key Grande Prairie, Alberta

**MLS # A2224568**



# \$449,000

<b>Division:</b>	Pinnacle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,448 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Pie Shaped Lot, Street		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	T8W 2V5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Dry Bar, High Ceilings, Jetted Tub, No Smoking Home, Pantry, Storage, Vinyl Windows		

**Inclusions:** Fridge, stove, dishwasher, washer/dryer, garage heater.

Tucked away in a quiet cul-de-sac in Pinnacle Ridge, this well-maintained modified bi-level backs onto peaceful green space with direct access to walking trails, and a park with a waterfall feature just steps away. It's an unbeatable location in one of Grande Prairie's most desirable neighbourhoods &ndash; all within walking distance to schools, shopping, the Eastlink Centre, and more. Situated on a large, irregular-shaped lot with mature landscaping, the home offers excellent outdoor space. Major updates include a new roof (2024), hot water tank (2020), and a recently serviced furnace, giving you added value and peace of mind. Step inside to a clean, carpet-free home featuring durable tile and laminate flooring throughout. The open-concept main living area is both inviting and functional, highlighted by a beautiful kitchen with ample cabinetry, a large island, and plenty of counter space, perfect for family meals or entertaining guests. The spacious living room offers a cozy, connected atmosphere ideal for gatherings and everyday comfort. The main level includes two kids' bedrooms and a full bathroom, while the private upper-level primary suite boasts a large ensuite complete with a jetted tub. Downstairs, the fully finished basement offers two additional bedrooms, a 3-piece bath, and a large family room &ndash; ideal for movie nights, play space, or guests. The fully finished garage is ready to go as a man cave, workshop, or home gym. IMMEDIATE POSSESSION AVAILABLE &ndash; don't miss your chance to own this exceptional home in a truly premium location. Call your REALTOR&reg; today to schedule a showing!