



**GRASSROOTS**  
REALTY GROUP

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

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

**MLS # A2224910**



**\$464,900**

<b>Division:</b>	Pinnacle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,650 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Few Trees, Interior Lot, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	15-71-6-W6
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, Suspended Ceiling, Walk-In Closet(s)		

**Inclusions:** Gazebo

Just one street away from the beauty of Pinnacle Lake, this charming family home offers the perfect mix of comfort, style, and convenience. Located in a desirable neighbourhood, it's just a short walk to the lake and nearby walking trails, with schools, shopping, and the Eastlink Centre all close at hand. Inside, you'll be welcomed by a bright and airy open-concept main floor featuring dramatic vaulted ceilings, elegant archways, and a cozy gas fireplace that anchors the living and dining space. The kitchen is a standout with an abundance of cabinets, fully tiled backsplash, stainless appliances including a new fridge and dishwasher (2022) and large centre island with sink and bar seating—perfect for casual meals or entertaining. A large walk-through pantry provides extra storage and connects to a convenient main floor laundry room and powder room. Spacious dining area provides access to the rear deck. At the front of the home, a versatile sitting room offers the perfect spot for a reading nook or a home office. The open staircase overlooks the living area and leads to the upper level, where a serene primary suite awaits, featuring a walk-in closet and 4 pc ensuite. Two more bedrooms and a full 4-pc bathroom complete the upper floor. The fully finished basement adds even more space, with a large family/rec room, a spacious fourth bedroom, an additional full bathroom, and a utility/storage room. A T-bar ceiling provides easy access to utilities. Outside, the southwest-facing backyard is a true highlight. It's fully fenced and features a large two-tier deck with durable aluminum railing, complete with a gazebo—perfect for summer entertaining. Or stay cool in the comfort of your home with CENTRAL A/C. Also a dog run on the north side of the property for your four-legged family members. The double garage is insulated and boarded, complete with

shelving and workbench and complemented by an oversized concrete driveway for ample parking. Notable items: newer blinds on main floor and in garage, new hot water heater, high eff. furnace, and new door locks. This home truly has it all—comfort, elegance, and a prime location! Don't miss your chance to make it yours—contact your Realtor today to schedule a viewing! TENANT OCCUPIED UNTIL JUNE 30/25. VACANT JULY 1/25.