



GRASSROOTS
REALTY GROUP

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

**13 Pinnacle Road
Grande Prairie, Alberta**

MLS # A2225425



\$399,900

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,401 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Irregular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	See Remarks	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER, DRYER ALL WINDO COVERINGS

Original Owner! This home features a stunning quarry-tiled entrance and a more durable, visually appealing exposed aggregate oversized driveway fit for a RV and sidewalks. Inside, the gorgeous floor plan includes a spacious kitchen and dining area that overlook an elegant great room with a fireplace surrounded by windows. The kitchen boasts a large island with an eating bar (with extra cabinets and countertops) and a charming corner pantry with a sparkle glass door additional 2 bedrooms and a full bath on the main. Upstairs, the beautifully spacious master bedroom above the garage offers an ensuite bathroom and a walk-in closet. Outside you will find a private covered deck walking out to backyard with storage under the deck. Basement is ready for future development! Book your showing today!