



GRASSROOTS
REALTY GROUP

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**3 Pinnacle Boulevard
Grande Prairie, Alberta**

MLS # A2226127



\$319,900

Division:	Pinnacle Ridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,334 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Street Lightin		

Heating:	Forced Air
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Brick, Vinyl Siding
Foundation:	Poured Concrete
Features:	No Animal Home, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RC
Utilities:	-

Inclusions: n/a

Welcome to your home in the beautiful Highlands in Pinnacle Ridge! This property boasts new laminate and carpet flooring, a new fridge, and a newer roof. Inside, you'll find 4 bedrooms and 3.5 baths, with convenient main-floor laundry. The spacious master bedroom can easily accommodate a king-sized bed, featuring vaulted ceilings and a 3-piece ensuite. The kitchen includes a raised bar for casual dining and space for a large dining table. The sunlit living room has large bay windows, and there's a half bath on the main floor. The lower level offers a large entertainment/games room, an additional bedroom, a full bath, and plenty of storage. Outside, enjoy a fenced and landscaped backyard with a shed, garden and patio area—perfect for relaxing or entertaining.