



GRASSROOTS
REALTY GROUP

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

MLS # A2227221



\$629,900

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|------------------|--|---------------|-------------------|
| Division: | Pinnacle Ridge | | |
| Type: | Residential/House | | |
| Style: | Modified Bi-Level | | |
| Size: | 1,841 sq.ft. | Age: | 2010 (15 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Landscap | | |

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|--------------------|---|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full, Walk-Out To Grade | LLD: | - |
| Exterior: | Aluminum Siding , Brick, Vinyl Siding | Zoning: | RS |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s) | | |

Inclusions: 2 tv wall mounts, 2 sheds, garage wall organizers & hooks, 2 GDO & 2 controls, garage heater, drying racks in laundry area

This well-kept modified bi-level offers a great mix of comfort and practicality, perfect for today's homeowner. Built with care and attention to detail, this home features a spacious open-concept layout that works well for both everyday living and entertaining. The kitchen is bright and functional with white cabinets, quartz countertops, and plenty of prep space. It opens into a dining area filled with natural light, with access to a private balcony—great for relaxing or enjoying your morning coffee. The cozy family room includes a gas fireplace, creating a warm and welcoming space to unwind. On the main level, the primary bedroom offers a 4-piece ensuite and a walk-in closet. Upstairs above the garage are two more good-sized bedrooms and another full bathroom—ideal for kids or guests. The walk-out basement is fully finished and includes a large family room with another gas fireplace and lots of room for a games area or pool table. There's also a flex room (8'10 x 9'10) currently set up as a gym, which could easily be turned into a fourth bedroom, plus a 4-piece bathroom and plenty of storage including under the window benches. Outside, the yard is beautifully landscaped and includes an exposed aggregate pad patio. The home backs onto Pinnacle Lake, giving you peaceful views and no neighbors behind. Close to schools, shopping amenities, restaurants, medical offices & Eastlink Centre. This home has the perfect balance of location, luxury, functionality, and style. This one is worth a look!