



GRASSROOTS
REALTY GROUP

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12 Pinnacle Avenue
Grande Prairie, Alberta

MLS # A2232133



\$289,000

Division:	Pinnacle Ridge		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,330 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane		

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

Inclusions: N/A

Welcome to this affordable 3-bedroom, 2.5-bathroom home located in the heart of Pinnacle, right on Pinnacle Avenue! With parks, restaurants, shopping, and even swimming all nearby, this is a great spot for families looking for a convenient and welcoming neighborhood to call home. Inside, the main level features a bright and functional layout, including a spacious living room, dining area, and kitchen with lots of natural light. You'll love the convenience of main floor laundry, plus there's a half bath on the main level for guests. Upstairs, you'll find all three bedrooms, including a primary suite with its own private ensuite bathroom, and an additional full bathroom for the kids or guests. The unfinished basement is a blank canvas, waiting for your personal touch—build the space you've been dreaming about, whether it's a rec room, gym, or extra bedrooms. Outside, there's back alley access with parking, plus room for a small yard or outdoor seating area. Now, let's be real—this home does need a little love. The carpets are well worn, and the shingles will likely need replacing in the near future. But that's where the opportunity comes in! Priced under \$300,000, this is your chance to get into the market with a home you can make your own, add value to, and grow in over time. With mortgage payments likely cheaper than rent, why not start investing in your future and build equity in a place that's truly yours? Whether you're a first-time buyer, investor, or someone looking for a project with great potential, this Pinnacle home is worth a look. Possession available before school starts—book your showing today and imagine the possibilities!