



**GRASSROOTS**  
REALTY GROUP

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**246 Pinnacle Drive  
Grande Prairie, Alberta**

**MLS # A2233801**



**\$279,900**

<b>Division:</b>	Pinnacle Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	973 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	RC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Pantry, See Remarks		

<b>Inclusions:</b>	Refrigerator, Stove, Dishwasher, Microwave, Washer/Dryer, Window Coverings
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Welcome to this tastefully updated 2-bedroom, 1-bathroom end-unit townhouse offering approximately 973 sq ft of refined living space. Say goodbye to stairs—this bungalow offers a spacious, open-concept floor plan all on one level including main floor laundry providing accessible living. From the moment you step inside, you’ll be greeted by freshly painted interiors, custom blinds throughout, and an inviting main floor designed for both comfort and style. The spacious living area flows seamlessly into a well-appointed kitchen featuring motion sensor light strips and a speed bake oven—perfect for the home chef. Two sunlit bedrooms provide serene retreats and share a full bath completing the main floor. The thoughtfully framed basement—with nearly complete electrical, plumbing, and a functioning bathroom—presents a rare opportunity to create a fully customized lower-level sanctuary, home office, or additional suite. Additional highlights include a brand-new washer, no HOA fees, new security system installed and a prime location ideal for first-time homeowners, savvy investors, or renovators with vision. With solid bones and remarkable upside, this home is more than move-in ready—it’s the canvas for your next chapter. Opportunities like this are rare—schedule your private showing today and experience the charm, value, and promise of this exceptional property.