



**GRASSROOTS**  
REALTY GROUP

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

## 85 Pinnacle Crossing Grande Prairie, Alberta

**MLS # A2236837**



# \$349,900

<b>Division:</b>	Pinnacle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	902 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

<b>Inclusions:</b>	N/A
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Welcome to this Charming bungalow in Pinnacle Ridge, ideally located near schools, shopping, playgrounds, trails, and the Eastlink Centre. This home features vaulted ceilings, an open-concept layout, and large windows that fill the living and dining areas with natural light. The U-shaped kitchen offers updated countertops and a corner pantry. The main floor includes two bedrooms, including a spacious primary. The fully finished basement features a family room, three additional bedrooms, a full bathroom, storage nook, and laundry/mechanical room. Situated on a large rectangular lot with rear alley access and a double parking pad&mdash;offering future garage or RV potential. A beautifully updated, move-in-ready home in a great neighbourhood!