



GRASSROOTS
REALTY GROUP

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41 Pinnacle Heights Grande Prairie, Alberta

MLS # A2242090



\$416,900

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,697 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Heated Garage		
Lot Size:	0.18 Acre		
Lot Feat:	Irregular Lot, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home		

Inclusions: Projector and Screen

Proudly maintained and lived in by the original owners, this Dirham-built home is tucked into a quiet cul-de-sac, just steps from the Eastlink Centre, great schools, and Grande Prairie's scenic walking trails. The foyer opens into a beautiful, open-concept living, dining, and kitchen area, featuring spice maple cabinets, stainless steel appliances, and a corner pantry. This area is perfect for hosting or everyday family life. Off the kitchen, you'll find a nice deck that overlooks the massive pie-shaped yard, offering space to relax, entertain, or enjoy the sun. You'll also find main floor laundry and a convenient half bath on this level. As you head upstairs, you're first welcomed into a spacious bonus room, ideal for movie nights, a kids' zone, or home office. A few steps up leads to the primary bedroom, complete with a walk-in closet and an ensuite bathroom with a corner soaker tub. Two additional bedrooms and a full bathroom complete the upper level. The basement includes a large open rec room, ready for family fun, a home gym, or a cozy hangout space. Additional highlights include central A/C, a heated and finished double car garage, and that huge backyard just waiting for your ideas. This home offers a smart layout, quality finishes, and a location that brings everything close to home.