



GRASSROOTS
REALTY GROUP

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

**103 Pinnacle Boulevard
Grande Prairie, Alberta**

MLS # A2250128



\$339,900

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	968 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: Fridge x2, Stove x2, Dishwasher, Washer/Dryer, Blinds, Shed

Welcome to this fully developed bi-level in pinnacle! This home offers effortless living with two bedrooms and a modern bathroom on the main level, complemented by a stylish dark cabinet kitchen featuring white appliances. The dining room's patio doors open to a delightful deck, perfect for outdoor gatherings. The basement boasts a spacious family room, kitchenette and an additional bedroom with a bathroom, providing extra space for relaxation and guests. Practical updates include a newer hot water tank, flooring, paint & shed. Step outside to a fully fenced and landscaped backyard . A triple parking pad ensures ample space for your vehicles. Conveniently located near schools, shopping, and the Eastlink Center , this home offers both comfort and accessibility. Don't miss out—schedule a viewing today.