



**GRASSROOTS**  
REALTY GROUP

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**41 Pinnacle Lake Drive  
Grande Prairie, Alberta**

**MLS # A2253100**



**\$615,000**

<b>Division:</b>	Pinnacle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,305 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Parking Pad, RV Access/Parking, Triple Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Creek/River/Stream/Pond, Front Yard, Gazebo, Gentle Sloping, L		

**Heating:** Fireplace(s), Forced Air, Natural Gas

**Floors:** Carpet, Laminate, Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Full, Walk-Out To Grade

**Exterior:** Concrete, Vinyl Siding, Wood Frame

**Foundation:** Perimeter Wall, Poured Concrete

**Features:** Breakfast Bar, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RS

**Utilities:** -

**Inclusions:** Curtains on the pavilion, Refrigerator in the garage, Coffee bar, TV mount, Curtain rods, Central Vacuum

Exceptional Family Home in Pinnacle Ridge This beautifully appointed home is located in one of Grande Prairie's most sought-after neighbourhoods. Newly added backyard pavilion provides privacy and serene lake views. With walking and biking trails just steps away and schools nearby, this property offers the perfect balance of convenience and lifestyle. Featuring 4 bedrooms, 3 bathrooms, and a spacious layout, this home is designed for family living. The primary suite includes a large walk-in closet and a 4-piece ensuite with a jetted tub and separate shower. The fully developed walkout basement provides an additional bedroom, bathroom, and family room with direct access to the backyard. French doors from the dining area open to a private deck overlooking the landscaped yard and beautiful water views—an ideal setting to relax and unwind. Situated on a generous lot, this property also offers a triple garage and RV parking, a rare combination in this area. Homes of this caliber in Pinnacle Ridge are rarely available. Don't miss this outstanding opportunity.