



GRASSROOTS
REALTY GROUP

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

26 Pinnacle Grove Grande Prairie, Alberta

MLS # A2263458



\$339,999

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,471 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Parking Pad, See Remarks		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Street Lighting, Treed, Triangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Shed

Back on the market through no fault of the home! Here's your second chance to make this lovely property yours. This four-level split walkout sits on a beautiful fenced and treed oversized lot with back-alley access, giving you tons of space for a future detached garage, extra parking, or that garden you've been dreaming about. The walkout level opens right into the yard, perfect for kids, pets, or easy-going backyard get-togethers that move seamlessly from inside to out. Step inside and you'll find an open-concept layout that feels bright, warm, and connected. There's space for everyone, whether it's teens wanting their own level or little ones playing safely in the yard. Tucked away on a quiet, cul-de-sac in Pinnacle Ridge, you're still just minutes from schools, trails, and shopping, giving you the best of both worlds. If you've been looking for a place that feels like home and offers room to grow, this one's ready for you. Call to book your showing today!