



GRASSROOTS
REALTY GROUP

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6 Pinnacle Crossing Grande Prairie, Alberta

MLS # A2270231



\$360,000

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,097 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener		
Lot Size:	0.10 Acre		
Lot Feat:	Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Kitchen Island, Pantry, Vaulted Ceiling(s)		

Inclusions: n/a

Immediate possession is available on this affordable modified bi level with attached garage in desirable Pinnacle Ridge. This home has a large inviting entrance. The main floor consists of living room with fireplace, kitchen with island & pantry, dining area with access to the deck & yard and one bedroom. Up a few stairs (above the garage) is the primary bedroom with access to the bathroom with separate shower and large jetted tub. The Basement is developed with family room, bathroom and one bedroom. Laundry is also located on the lower level. Garage is finished and has a heater & wash sink (heater & sink hasn't been used by current owners). The backyard has massive trees - in the summer it is totally private. Back yard is also set up with dog run. This home is waiting for someone to come in and fine tune to make it their own. Good value here.