



GRASSROOTS
REALTY GROUP

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

17 Pinnacle Crossing Grande Prairie, Alberta

MLS # A2272413



\$298,000

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,061 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: n/a

Welcome to this charming and versatile 3-bedroom, 1-bathroom home, offering a bright and welcoming layout ideal for families, first-time buyers, or those seeking an excellent investment or rental opportunity. The spacious living room, bathed in natural light from large windows, flows effortlessly into the dining area and kitchen, creating an open, comfortable atmosphere perfect for everyday living and entertaining. The kitchen features a handy corner pantry and ample cabinetry, ensuring plenty of space for organization and meal prep. The primary bedroom boasts a generous walk-in closet and convenient direct access to the shared bathroom. The unfinished basement provides endless possibilities, bring your vision to life with additional bedrooms, a cozy family room, a home office, or a fitness space. Step outside to a large backyard with alley access, offering room for parking, gardening, or future development. Situated close to schools, shopping, and all essential amenities, this home delivers both comfort and convenience in an excellent location. Don't miss your chance to make it yours. Book your showing today!