



GRASSROOTS
REALTY GROUP

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**68 Pinnacle Boulevard
Grande Prairie, Alberta**

MLS # A2273492



\$319,900

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,049 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

This stunning split level home blends warmth, character, and modern functionality, featuring impressive vaulted ceilings, elegant architectural pillars, and an abundance of natural light from large west and south facing windows that make every room feel bright and inviting. The spacious entry welcomes you with a large coat closet, leading into an open concept living area finished with rich bamboo and hardwood flooring throughout, no carpet anywhere. A cozy fireplace anchors the living room, flowing seamlessly into the dining area with garden doors to the deck and fenced yard, and a well planned kitchen offering a raised eating bar, maple cabinetry, a large corner pantry, and generous counter space. The primary bedroom is a comfortable retreat with a walk-in closet and private access to the luxurious main bathroom, complete with a 60" × 42" whirlpool jet tub, separate 36" shower, and decorative columns. Lower levels provide exceptional versatility with a large bedroom suite featuring its own walk-in closet and bathroom, plus an additional bedroom and a fourth level with laundry and ample flexible space for storage, a gym, or a man cave. Outside, enjoy plenty of rear parking, a private deck off the dining room, a fenced yard, and room to build a garage, with an extra lower level already wired and open for future development making this home the perfect blend of comfort, style, and long term potential.