



**11522 Pinnacle Drive
Grande Prairie, Alberta**

MLS # A2296350



\$430,000

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|------------------|---|---------------|-------------------|
| Division: | Pinnacle Ridge | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,472 sq.ft. | Age: | 2012 (14 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Front Yard, Gentle Sloping, Landscaped, Rectangular Lot | | |

| | | | |
|--------------------|---|-------------------|----|
| Heating: | High Efficiency | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding | Zoning: | RS |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Central Vacuum, Closet Organizers, Open Floorplan | | |

Inclusions: N/A

Welcome to this well-maintained detached home in the desirable community of Pinnacle Ridge. This vacant property offers quick possession, making it ideal for buyers looking for a seamless move. The home features 3 bedrooms and 2.5 bathrooms, with a functional and family-friendly layout. The spacious primary bedroom includes a large ensuite and a walk-in closet, providing a comfortable retreat. Bright and inviting open concept living spaces offer plenty of room for everyday living and entertaining. Located close to schools, parks, and amenities, this property is a great opportunity for families or first-time buyers. Call your realtor to book a showing today!