



**1 Pinnacle Crossing
Grande Prairie, Alberta**

MLS # A2298241



\$389,900

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,461 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot		

Heating:	Forced Air
Floors:	Carpet, Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Closet Organizers, Separate Entrance

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RS
Utilities:	-

Inclusions: None

Located in the desirable neighbourhood of Pinnacle Ridge in Grande Prairie, this 1,461 sq ft home presents an excellent investment opportunity. With back alley parking, this property offers both convenience and functionality. The home features an illegal basement suite with a spacious bedroom and bathroom with a separate entrance and its own laundry, providing flexibility for rental income or multi-generational living. The main level offers three bedrooms and one bathroom and a comfortable living space, while the layout allows for privacy between upper and lower occupants. Situated close to schools, shopping, and other key amenities, this property is ideally positioned for both homeowners and investors alike. Whether you're looking to expand your portfolio or find a home with income potential, this is an opportunity you won't want to miss.