



**85 Pinnacle Crossing
Grande Prairie, Alberta**

MLS # A2299516



\$358,000

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	902 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home		

Inclusions: N/A

Welcome to this beautifully maintained home, ideally located in the heart of Pinnacle Ridge, just steps from schools, shopping, playgrounds, walking trails, and the Eastlink Centre. Step inside to discover vaulted ceilings and an open-concept layout that flows seamlessly through the bright and airy living and dining spaces. Large windows flood the main floor with natural light, while the U-shaped kitchen features updated countertops and a handy corner pantry. The main floor offers two bedrooms, including a spacious primary retreat. Downstairs, the fully finished basement expands your living space with a generous family room, three additional bedrooms, a full bathroom, storage nook, and a laundry/mechanical room. Enjoy the benefits of a large rectangular lot with rear alley access, a double parking pad, and room for a future garage or RV parking. Bonus: New hot water tank installed in April 2025. This move-in-ready gem combines comfort, space, and location—everything you need in your next home!