



**155 Pinnacle Avenue
Grande Prairie, Alberta**

MLS # A2301888



\$449,900

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,136 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Corner Lot, Landscaped, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Pantry, See Remarks, Storage		

Inclusions: NA

Welcome to this well-maintained 4-level split in the desirable neighbourhood of Pinnacle Ridge, close to walking trails, schools, and the Eastlink Centre. Offering a functional layout and thoughtful updates, including new shingles (Summer 2025), this home is perfect for families looking for both space and convenience. The main floor features a bright living room along with an open kitchen and dining area, creating a comfortable space for everyday living and entertaining. Just off the kitchen, you'll find access to a large composite deck overlooking the backyard. Upstairs, the primary bedroom includes its own ensuite and two generous closets. Two additional bedrooms and a full bathroom complete the upper level. The first lower level offers a cozy family room highlighted by a beautiful fireplace, along with another full bathroom and an additional bedroom, making it a great space for guests or a growing family. The lowest level provides a versatile flex space ideal for a media room, play area, or home gym, along with a dedicated laundry area. Outside, the property features a double attached garage and space for RV parking, adding extra convenience and flexibility. A great opportunity to own a move-in ready home in a family-friendly location.