



**49 Pinnacle Lake Drive  
Grande Prairie, Alberta**

**MLS # A2302467**



**\$620,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Pinnacle Ridge  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 1,699 sq.ft.  | <b>Age:</b>   | 2013 (13 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Driveway                     |               |                   |
| <b>Lot Size:</b> | 0.00 Acre   |               |                   |
| <b>Lot Feat:</b> | Irregular Lot, Landscaped, No Neighbours Behind, Underground Sprinklers |               |                   |

|                    |   |                   |  |
|--------------------|---|-------------------|--|
| <b>Heating:</b>    | Forced Air, Natural Gas                         | <b>Water:</b>     | Public                                 |
| <b>Floors:</b>     | Carpet, Laminate, Tile                          | <b>Sewer:</b>     | Sewer                                  |
| <b>Roof:</b>       | Asphalt Shingle                                 | <b>Condo Fee:</b> | -                                      |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -                                      |
| <b>Exterior:</b>   | Brick, Vinyl Siding                             | <b>Zoning:</b>    | RS                                     |
| <b>Foundation:</b> | ICF Block                                       | <b>Utilities:</b> | Cable, Electricity, Natural Gas, Phone |
| <b>Features:</b>   | Central Vacuum, No Animal Home, No Smoking Home |                   |  |

**Inclusions:** none

This home has everything you have been looking for! Backing onto Pinnacle Lake pond in a family friendly neighborhood. Fully developed with a WALK OUT basement. Featuring a welcoming entry with stone flooring accents, a cozy fireplace in the family room, a spacious kitchen with a eating bar, pantry and lovely cabinetry, upper deck access from the dining area plus garage entry with built in storage cubicles. Upstairs, the master bedroom offers an elegant ensuite with a walk in closet. Additional bedrooms are a generous size. Downstairs has been nicely finished into a large family room, nook area with murphy bed. (ideal as an office or kids play area), 4pc bathroom, massive laundry room and an abundance of storage. Backyard is fully irrigated, fenced and landscaped . Enjoy the peaceful setting this home has to offer. Close to gas station, bus stop, Eastlink Center, Coke Center, restaurants and schools. Be sure to add to your list of showings! ! owner Urban Escape built.