



GRASSROOTS

REALTY GROUP

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**152 Pinnacle Avenue
Grande Prairie, Alberta**

MLS # GP208288



\$349,900

Division:	Pinnacle Ridge		
Type:	House		
Style:	Modified Bi-Level		
Size:	1,092 sq.ft.	Age:	2006 (13 yrs old)
Beds:	2 up / 1 down	Baths:	2
Possession:	Negotiable		
Garage:	Attached, Double		
Driveway:	Paved		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: -

Land: Landscaped

Features: -

Water: -

Sewer: Municipal

Taxes: \$ 3,891

Condo Fee: -

Lot Fee: -

Maintenance Fee: -

Inclusions: Fridge, Stove, Dishwasher, Washer & dryer

Welcoming you home! This home has everything you need and more in only 1,090sq.ft. The main floor features an open concept kitchen with lots of cabinetry, plenty amount of counter space, an island with eat up bar, tiled backsplash, and a corner pantry. The dining room overlooks the back 2-tier deck and large backyard with trees boarding the fence. Living room complete with picturesque windows, and is perfectly positioned for entertaining guests. The master suite is generous in space and features a 3 piece attached bathroom and walk-in closet. The basement is finished to perfection; fully developed with tall ceilings and large windows. This home is located on a quiet street close to parks and schools. The yard is so beautifully maintained; fully landscaped, treed and fully fenced within 5 minutes walk of walking trails and children's parks. Dont wait, call today!