



GRASSROOTS
REALTY GROUP

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**11334 Pinnacle Drive
Grande Prairie, Alberta**

MLS # A2119941



\$349,000

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,180 sq.ft.	Age:	2008 (16 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	City Lot, Corner Lot, Level		

Heating:	Fireplace(s), Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Pantry, Storage, Vaulted Ceiling(s)

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

Inclusions: n/a

For additional information, please click on Brochure button below. Welcome to this well kept home in Pinnacle Ridge. 1,180 s.f. on the main floor. Located on a corner lot with schools, playground, church and shopping all within walking distance. Three mature trees on the property. There is a gas fireplace in the living room with vaulted ceilings, a large ceiling fan and hardwood floors. The kitchen has a large pantry and ceramic tile. The two bedrooms at one end are carpeted, each with good size closets. The master bedroom has hardwood floor with a walk-in closet and ensuite bathroom. Both bathrooms have linen closets. The partially finished 1,080 s.f. basement has potential for a separate suite or a 4th bedroom and bathroom (inquire with local jurisdiction). It is spray foam insulated and plumbed in for a 3rd bathroom. On-demand hot water. There is a single attached garage with loft storage and automatic door, + room for 2 cars side by side in the driveway.