



**99 Pinnacle Boulevard  
Grande Prairie, Alberta**

**MLS # A2122304**



**\$329,900**

<b>Division:</b>	Pinnacle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	981 sq.ft.	<b>Age:</b>	2003 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Driveway, Single Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** Appliances and window coverings

Beautifully maintained and move-in ready! This lovely 4 bedroom, 2 bath bi-level has 1650 sqft of living space. The main floor features a bright living room with vaulted ceilings that opens to a large kitchen, and dining area. There are also two spacious bedrooms and a 3-piece bathroom upstairs. The basement is completely developed with 2 more large bedrooms, another 3-piece bathroom, a laundry room, and a huge family room. Exterior features include a nice-sized deck off the dining area with storage underneath, a fully fenced yard, a concrete walkway from the front gate to the back yard, and a 16'x22' detached garage that will accommodate a large vehicle. Two additional parking spaces are in the back with back lane access and plenty more parking can be found on the street out front. It is located in a fantastic subdivision within walking distance of Ecole Nouvelle Frontiere and Isabel Campbell Public School. Two high schools, several recreation centers, shopping, walking trails, playgrounds, and other services and amenities are all nearby.