



**GRASSROOTS**  
REALTY GROUP

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**117 Pinnacle Avenue  
Grande Prairie, Alberta**

**MLS # A2140226**



**\$494,900**

<b>Division:</b>	Pinnacle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,403 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

What an opportunity! Whether your looking for a great home equipped with a suite to offset your cost of living, or want to add another property to your rental portfolio, this is a home you need to check out. Located in the Pinnacle Ridge neighborhood this well kept modified bi-level home is equipped with a legal purpose-built, one bedroom basement suite with separate entrance, separate furnace and secondary laundry. The suite also has a great kitchen with plenty of storage, a dining room and spacious living room. Upstairs, the primary suite is developed with three bedrooms, including the full master bedroom above the garage equipped with ensuite and walk-in closet. The main level has the two additional bedrooms, main washroom and a bright and spacious kitchen, dining and living room area. There is also a main floor laundry room just off of the kitchen. And if that isn't enough space, the garage has also been heated, drywalled, painted and finished with laminate flooring so it can be used as a rec room, or workout space, or office, or whatever you need! Outside the fully fenced rear yard has a fantastic deck with privacy walls, making it a fantastic extension to your living space in the summer. The main level of the home is currently owner occupied and the basement suite will be vacant August 1, 2024. For more information or to view please contact your favorite real estate professional today!