



**GRASSROOTS**  
REALTY GROUP

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**144 Pinnacle Boulevard  
Grande Prairie, Alberta**

**MLS # A2143992**



**\$344,900**

<b>Division:</b>	Pinnacle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	978 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Gravel Driveway, Off Street		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Lawn, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance		

**Inclusions:** N/A

This great property is situated in a prime location close to schools, green space, and parks, offering an ideal blend of comfort, convenience, and investment potential. Thoughtfully designed with separate entrances for each unit, this property ensures both privacy and ease of access for the upper and lower units. **Key Features:** Fully Equipped Kitchens: Both units offer kitchens with newer appliances, ample counter space, and plenty of storage, perfect for all your culinary needs. Comfortable Living Spaces: Enjoy cozy living rooms, dining areas, and full bathrooms in each unit, making them feel like home. Outdoor Living: Step out onto your private patio or balcony, ideal for summer BBQs with friends and family. Fenced Yard: Provides security and peace of mind, making it a perfect space for children or pets. Ample Parking: Generous parking space ensures that your guests always feel welcome. Easement for Privacy: The property benefits from an easement to the rear and side, enhancing your sense of seclusion. Proximity to Amenities: Easy access to schools, parks, trails, Eastlink, and other essential amenities makes everyday living a breeze. New Roof: Enjoy worry-free living for years to come with a recently installed new roof. Vaulted Ceilings: The upper unit features vaulted ceilings, adding to the sense of space within the home. Unit Details: Each Unit: Features two bedrooms and one bathroom, offering flexibility for families, couples, or investors. Versatile Living: Ideal for those seeking a family home with the option to generate rental income. Don't miss out on this incredible opportunity! Schedule your viewing today and start envisioning the possibilities of making this charming bi-level home your own.