



**31 Pinnacle Lake Drive
Grande Prairie, Alberta**

MLS # A2150749



\$539,900

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,589 sq.ft.	Age:	2010 (14 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Garage Faces Front, Heated Garage, Insulated, Triple Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Few Trees, Low Maintenance		

Heating:	Electric, Fireplace(s), Floor Furnace, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Silent Floor Joists, Stone, Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected, etc.
Features:	Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	Built in Deck speakers, TV & mount in Living room, Projector & Screen in basement		

One owner Custom Built modified bilevel home fully finished with a "walk out" basement & Triple car heated Garage. This home is in immaculate condition & ready right now for its new owner! Enjoy a large front entrance that has access to the upper living area, the walk out basement & the walk through laundry area & the finished Triple car garage with 3 separate doors, & a drain (22' x 34"). The kitchen is lovely with walnut colored maple cabinetry, granite counters, an island with pot drawers with power & all stainless appliances. There is an appliance garage in the array of cabinets & a very large separate pantry for all your bulk purchases. This main floor design is very open with the kitchen, dining & living room one large area with high coffered ceilings over the living room. There is hardwood flooring in the living room & tile in the kitchen, dining area. The living room has a gas fireplace. There is access to an upper patio deck off the dining area which is perfect for your BBQ (gas line is there). The 2nd & 3rd bedrooms on the main floor are located privately off the main living area & there is a main 4 pc. bathroom as well. The master suite is privately located a few steps up above the triple car garage. There is over 400 sq ft of private living space in the Master bedroom, 5 pc. ensuite (soaker tub, separate 4 ft. shower & heated tiled floors) & walk in closet to enjoy. The fully finished basement features double garden doors to walk out right into your backyard. The basement design offers a large family room, 4 pc. bathroom & one bedroom. There is a finished open area that could easily offer bedroom #5 (just frame it in - large window already there). This home has AIR CONDITIONING, central vacuum, hot water on demand, finished heated garage, fully landscaped & fenced with NO REAR NEIGHBORS. Backyard faces southeast & has tons of privacy! Walk out the back gate to enjoy

the walking paths. Don't miss out on this well cared for property!!