



**85 Pinnacle Crescent
Grande Prairie, Alberta**

MLS # A2158166



\$374,900

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,104 sq.ft.	Age:	2002 (22 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Pantry		

Inclusions: None

This lovely home is located on a quiet street in Pinnacle Ridge, offering both comfort and convenience. The kitchen is bright and spacious, with plenty of windows and lots of cabinets. The living room features a large window that fills the room with light. The home includes four bedrooms and three bathrooms. The primary bedroom has an ensuite and a walk-in closet. The basement offers a wide-open family room and a large additional bedroom. The outside features concrete curbing, landscaping, a fence and a long double driveway. Additionally, this house features air conditioning, a new roof (2023), a newer hot water tank (2019), a new furnace (2024) and a two-door garage. With a spacious backyard and move-in-ready condition, this home is a wonderful find!