



**63 pinnacle lake Drive  
Grande Prairie, Alberta**

**MLS # A2170304**



**\$519,900**

<b>Division:</b>	Pinnacle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,544 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>	0.12 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Few Trees, Lake, Lawn, Garden, No Neighbours Behind, Lands		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** FRIDGE, STOVE, DISHWASHER, WASHER, DRYER, BLINDS, CURTAIN RODS, SHED, GARAGE HEATER

**\*\* IMMEDIATE POSSESSION \*\*** Backs onto Pinnacle Lake. Recently renovated home includes updated cabinets with soft close hinges, paint, flooring, light fixtures and a beautiful shiplap feature wall. The main level consists of a open area with vaulted ceilings, vinyl plank flooring, oversized living and dining room and a stunning kitchen. The main level also has 2 good sized bedrooms and a full bathroom. Above the garage you will find a large master bedroom complimented by a walk-in closet and great en-suite. The basement is fully finished with a living area, bedroom and a full bathroom. The back yard has a maintenance free deck, garden boxes, a shed and a stunning view. The front yard offers a large stamped concrete driveway, heated garage and great curb appeal. Listing agent is a licensed realtor in the province of Alberta.