



**18 Pinnacle Avenue
Grande Prairie, Alberta**

MLS # A2179996



\$315,000

Division:	Pinnacle Ridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,238 sq.ft.	Age:	2003 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 0
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Mixed	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Washer Dryer, Window Coverings

#18 in "The Highlands" – Modern Comfort and Quick Possession Await! This stunning 4-bedroom, 4-bathroom townhome offers spacious and comfortable family living, complete with beautiful, recent updates!!! The main level features a bright and airy living room with a cozy gas fireplace, an open-concept kitchen and dining area with a fridge and dishwasher, plus patio doors leading to the back deck. The convenient main-floor laundry includes a washer and dryer, ample storage space, and a half bath. Upstairs, you'll find newer carpeting throughout, including a generous primary suite with its own ensuite. Additionally, there are two well-sized bedrooms featuring newer vinyl plank flooring. For added safety, smoke and carbon monoxide detectors were installed in 2021. The lower level is fully finished with a large family room wired for surround sound, an additional bedroom, a 3/4 bath, and a utility room with a hot water tank replaced in 2021. Outside, the low-maintenance yard features tall trees, a garden box, and a fire pit or hot tub area, all wired for hook-up. The fenced rear parking area accommodates up to four vehicles or an RV and two vehicles, with a gate on wheels for easy access. Shingles were replaced in 2023, ensuring peace of mind with this turnkey property. Book your viewing today to experience modern living with immediate possession available!