

3 Pinnacle Boulevard  
Grande Prairie, Alberta

MLS # A2226127



\$319,900

Division:	Pinnacle Ridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,334 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Street Lightin		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, Vinyl Windows		

Inclusions: n/a

Welcome to your home in the beautiful Highlands in Pinnacle Ridge! This property boasts new laminate and carpet flooring, a new fridge, and a newer roof. Inside, you'll find 4 bedrooms and 3.5 baths, with convenient main-floor laundry. The spacious master bedroom can easily accommodate a king-sized bed, featuring vaulted ceilings and a 3-piece ensuite. The kitchen includes a raised bar for casual dining and space for a large dining table. The sunlit living room has large bay windows, and there's a half bath on the main floor. The lower level offers a large entertainment/games room, an additional bedroom, a full bath, and plenty of storage. Outside, enjoy a fenced and landscaped backyard with a shed, garden and patio area—perfect for relaxing or entertaining.