

**85 Pinnacle  
Grande Prairie, Alberta**

**MLS # A2292413**



## \$460,000

<b>Division:</b>	Pinnacle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,313 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Cul-De-Sac		

**Heating:** Forced Air

**Floors:** Carpet, Linoleum, Vinyl

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Closet Organizers, Open Floorplan, Pantry, See Remarks, Storage

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RS

**Utilities:** -

**Inclusions:** NA

Located in the desirable community of Pinnacle Ridge, this well maintained modified bi-level offers a functional layout and a great cul-de-sac location close to schools, parks, and shopping. The home welcomes you with a bright and spacious entryway before leading up to the open concept main living area featuring a kitchen with island and pantry, dining space, and a bright living room with large windows, a fireplace, and built-ins. Just off the dining area, a door leads to a covered deck with stairs down to a larger open deck, creating a great outdoor space for relaxing or entertaining. The main floor also includes two bedrooms and a full bathroom. Privately situated above the garage, the primary bedroom offers a walk-in closet and ensuite. The fully finished lower level features a comfortable family room with built-ins and a pellet stove, an additional bedroom, full bathroom, and a laundry room. Recent updates include newer appliances, a new hot water tank, new interior doors, fresh paint, new vinyl flooring in the living room in 2024, and a new washer and dryer. Complete with a double attached garage and located in a quiet cul-de-sac, this home offers space, comfort, and convenience.