

203 Pinnacle Way
Grande Prairie, Alberta

MLS # A2317266



\$489,900

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,323 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Workshop in Garage		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Greenbelt, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Kitchen Island, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Window blinds

This is the one you've been waiting for! Backing onto green space and a walking trail, this lovely bungalow offers the perfect combination of space, comfort, and functionality, complete with an attached garage and a heated workshop. The bright and inviting main floor is filled with natural light and showcases vaulted ceilings, elegant archways, and an abundance of large windows. The well-designed kitchen features a central island with eating bar, corner pantry, and adjacent dining nook with garden doors leading to the deck, complete with a gas BBQ hookup. The spacious living room offers a cozy corner gas fireplace, creating the perfect gathering space. The front room can have multiple uses - an office and reading area, a formal dining room, an extra living area - whatever suits you! The primary suite is a retreat, featuring a walk-through closet with laundry chute and a 4-piece ensuite with jetted tub. A second bedroom and full bathroom are also located on the main level, along with convenient Bosch stacking washer and dryer in the hallway laundry closet. The fully developed basement provides exceptional additional living space with a massive family/recreation room featuring a second gas fireplace, two additional bedrooms, a 3-piece bathroom, dedicated laundry room, and a generous storage area. Outside, you'll appreciate the beautifully landscaped yard complete with mature apple trees, shrubs, pergola, ground-level patio, spacious deck, storage shed, and direct access to the workshop from the side yard. Recent updates include shingles, fridge (2025), hot water tank (2024), furnace motor (2024), garage door opener serviced 2025, eavestroughs cleaned out, freshly painted decks, new living room carpet, new vinyl plank in basement rec area, and freshly painted ceilings, walls, doors, trim on the main floor. Move-in ready and offering an exceptional lifestyle in a desirable

location, this home truly has it all.