

**130 Pinnacle Way
Grande Prairie, Alberta**

MLS # A2351274



\$454,900

Division:	Westpointe		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,333 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Heated Garage, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard		

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

Inclusions: Fridge, stove, dishwasher, washer, dryer, window coverings & blinds, refrigerator and deep freeze in basement, garage door opener and controls.

The tidiest, most gently lived in, lovingly maintained and cared for home - you won't find a spec of dust or mark on the wall in this lovely home in Pinnacle Ridge. Are you looking for value?? Let's start with a heated garage that has room for 2 vehicles, and a 3 car wide concrete driveway and RV parking beside the garage. That's not easy to find in this price range! The front yard has landscape beds with concrete curbing and shrubs. The back yard is fenced with a gate on one side, is simple and easy to maintain with grass and mature trees, and has ground level decking for clean storage area under the deck. The welcoming entry has room for a bench and is open to the main floor and basement stairs. Vaulted ceilings make the kitchen and dining areas feel open and airy, and let the light flow through all the main areas. The central island offers extra seating in the kitchen. The dining area fits a nice size table and could also accommodate a hutch. There's a garden door to the deck and a gas line there for a bbq or fire table. The cozy living room has a gas fireplace, hardwood floors and large windows to the back yard. 2 bedrooms and a full bathroom are also located on the main floor. The primary bedroom upstairs has a walk in closet and 3pc ensuite with walk in shower. Downstairs you'll enjoy a large family/tv and games room (or room for a guest bed or room to add a bedroom), and a 3 pc bathroom. The utility room has tons of storage area, an extra fridge, deep freeze, and a laundry area. The shingles were replaced just 3 years ago, and the main floor and upstairs was painted 2-3 years ago. Located just steps from the walking trail, and close to playgrounds, schools, shopping, restaurants, Eastlink centre - so many conveniences just out the front door! This is an excellent home at a great price, and available for quick possession if desired.