MY Lifestyle AGENTS

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130 Pinnacle Way
Grande Prairie, Alberta

MLS # A2351274



$449,900

Division:	Pinnacle Ridge		
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.

Immaculately Maintained charming home in Pinnacle Ridge! If you’re looking for incredible value and a home that has been lovingly maintained, this one deserves a look! Exceptionally clean and gently lived in, pride of ownership shines throughout. Enjoy a heated double garage, an extra-wide three-car concrete driveway, and additional RV parking — a rare find in this price range! The landscaped front yard and fully fenced backyard offer mature trees, easy maintenance, and convenient storage beneath the deck. Inside, vaulted ceilings create a bright, open feel throughout the kitchen and dining area. The kitchen features a central island with extra seating, while the dining room opens onto the deck with a gas line for your BBQ or fire table. The cozy living room features hardwood floors, large backyard-facing windows, and a gas fireplace. The home offers three bedrooms, including an upper-level primary suite with a walk-in closet and three-piece ensuite. Downstairs, you’ll find a spacious family and games room, a three-piece bathroom, and plenty of storage, plus extra fridge and freezer space. With shingles replaced just three years ago and the main and upper floors painted within the last few years, many updates have already been taken care of. Located steps from walking trails and close to schools, playgrounds, shopping, restaurants, and the Eastlink Centre, this home offers comfort, convenience, and excellent value — with quick possession available!

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