

37 pinnacle Key Grande Prairie, Alberta

MLS # A2224568



\$449,000

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,448 sq.ft.	Age:	2003 (22 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Pie Shaped Lot, Street		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	T8W 2V5
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Dry Bar, High Ceilings, Jetted Tub, No Smoking Home, Pantry, Storage, Vinyl Windows		

Inclusions: Fridge, stove, dishwasher, washer/dryer, garage heater.

Tucked away in a quiet cul-de-sac in Pinnacle Ridge, this well-maintained modified bi-level backs onto peaceful green space with direct access to walking trails, and a park with a waterfall feature just steps away. It's an unbeatable location in one of Grande Prairie's most desirable neighbourhoods — all within walking distance to schools, shopping, the Eastlink Centre, and more. Situated on a large, irregular-shaped lot with mature landscaping, the home offers excellent outdoor space. Major updates include a new roof (2024), hot water tank (2020), and a recently serviced furnace, giving you added value and peace of mind. Step inside to a clean, carpet-free home featuring durable tile and laminate flooring throughout. The open-concept main living area is both inviting and functional, highlighted by a beautiful kitchen with ample cabinetry, a large island, and plenty of counter space, perfect for family meals or entertaining guests. The spacious living room offers a cozy, connected atmosphere ideal for gatherings and everyday comfort. The main level includes two kids' bedrooms and a full bathroom, while the private upper-level primary suite boasts a large ensuite complete with a jetted tub. Downstairs, the fully finished basement offers two additional bedrooms, a 3-piece bath, and a large family room — ideal for movie nights, play space, or guests. The fully finished garage is ready to go as a man cave, workshop, or home gym. IMMEDIATE POSSESSION AVAILABLE — don't miss your chance to own this exceptional home in a truly premium location. Call your REALTOR® today to schedule a showing!