

**150 Pinnacle Avenue
Grande Prairie, Alberta**

MLS # A2271277



\$449,900

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,104 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape		

Heating:	Combination	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
--------------------	-----

Welcome to this 1,104 sq ft home located in the highly desirable community of Pinnacle Ridge—just steps from schools, shopping, walking and bike paths are abundant in the family friendly area offering plenty of parks. With large windows and high ceilings, this home is filled with natural light and provides an inviting, open feel from the moment you step inside. This property features 5 bedrooms and 3 bathrooms, including a generous primary suite complete with a large walk-in closet and private ensuite. The fully finished basement provides additional living space perfect for family and entertaining while offering plenty of extra storage throughout. Outside, enjoy a fully fenced backyard, keeping your little ones safe. A generous-sized deck for entertaining and comes complete with a double heated garage, ideal for Alberta winters. With its fantastic location, thoughtful layout, and vacant status, this home is ready for quick possession. Don't miss out on this property and be sure to book your viewing today!