

**45 Pinnacle Avenue  
Grande Prairie, Alberta**

**MLS # A2161227**



## \$389,900

<b>Division:</b>	Pinnacle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,104 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Stone, Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Ceiling Fan(s), Pantry

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	RS
<b>Utilities:</b>	-

**Inclusions:** Shed, Blinds, Garage heater, Garage shelving, Electric fireplace, Security cameras and monitor.

Very well taken care of home in desirable Pinnacle Ridge with new shingles in 2023 and is conveniently close to multiple schools, parks, walking trails, Eastlink Center and southside shopping amenities. This modified bilevel plan features fresh paint and new carpet throughout and a bright dropped living room with high ceilings. The main floor offers a spacious dining area and functional kitchen with lots of counter space and pantry as well as full main bathroom and 3 bedrooms including the primary bedroom with large walk-in closet and ensuite with 5 ft shower. The fully finished basement has an open layout with large windows and has recently been used as a 4th bedroom with huge walk-in closet but could be used as a more conventional basement family room. Basement also includes large bathroom, laundry area, electric fireplace and tons of storage. The backyard offers deck with dog run potential underneath, full fencing, shed and some mature trees. The 22x24 garage is insulated and heated and includes workbench and attached shelving. Property is available for immediate possession and homes in this desirable south west corner of GP are in high demand so book your showing soon.