

**151 Pinnacle Way  
Grande Prairie, Alberta**

**MLS # A2161975**



## \$414,800

<b>Division:</b>	Pinnacle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,204 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Perimeter Wall, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Open Floorplan		

**Inclusions:** N/A

Welcome to your new home! This charming 1204 sq ft bungalow offers a perfect blend of comfort and functionality, featuring 4 bedrooms and a host of appealing updates. The fully developed layout ensures ample space for both family living and entertaining. Step inside to discover beautiful upgraded wood floors that extend throughout the main level, adding warmth and elegance to the open-concept living area. The bright and airy living room is perfect for relaxing, while the well-appointed kitchen and dining area make daily meals a joy. Convenience is key with a main floor laundry room, simplifying your chores and enhancing your living experience. The primary bedroom provides a serene retreat with generous closet space. Recent updates include a new furnace and hot water tank, ensuring you stay comfortable year-round with peace of mind. The fully finished basement features a cozy gas fireplace, creating a perfect space for cozy nights in or entertaining guests. Additionally, the lower level includes two additional bedrooms, offering flexibility for family needs or a home office. Outside, enjoy the security of a fenced yard, ideal for children and pets. The property backs onto paved walking trails and adjacent park land, providing endless opportunities for outdoor activities and scenic strolls. Located close to excellent schools and shopping, this home offers both convenience and lifestyle. With immediate possession available, you can move in and start enjoying all this wonderful property has to offer right away. Don't miss your chance—schedule a viewing today!