

**85 Pinnacle Crossing  
Grande Prairie, Alberta**

**MLS # A2171596**



## \$334,900

<b>Division:</b>	Pinnacle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	902 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Front Yard, Landscaped, Rectangular Lot		

**Heating:** Forced Air

**Floors:** Carpet, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Brick, Vinyl Siding

**Foundation:** Poured Concrete

**Features:** No Animal Home, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RS

**Utilities:** -

**Inclusions:** N/A

Charming Bungalow in Pinnacle Ridge! Conveniently located near shopping, schools, playgrounds, trails, and the East-link Centre. A welcoming walkway leads to a cozy veranda with a seating area. Inside, the entrance opens up with a coat closet right at hand. The vaulted ceilings and open-concept design create a spacious and popular layout. The inviting living room features a large window, while the generous dining area includes patio doors, both filling the space with natural light. The U-shaped kitchen offers updated countertops, a corner pantry. The main bathroom down the hall also has updated countertops and a spacious tub. The main level includes two bedrooms, with the master bedroom being particularly generous in size. The fully finished lower level showcases excellent workmanship and thoughtful design, including a living room, three additional bedrooms, a full bathroom, a storage nook, and a mechanical & laundry room. The space in this home is maximized on both levels. The large rectangular lot with rear alley access features a double car parking pad, providing potential for a future garage or RV parking. Don't miss the opportunity to own this beautifully updated home in a fantastic neighbourhood!