

**55 Pinnacle Way**  
**Grande Prairie, Alberta**

**MLS # A2214229**



**\$464,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Pinnacle Ridge                                    |               |                   |
| <b>Type:</b>     | Residential/House                                 |               |                   |
| <b>Style:</b>    | Modified Bi-Level                                 |               |                   |
| <b>Size:</b>     | 1,206 sq.ft.                                      | <b>Age:</b>   | 2005 (20 yrs old) |
| <b>Beds:</b>     | 5   | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached, RV Access/Parking         |               |                   |
| <b>Lot Size:</b> | 0.15 Acre   |               |                   |
| <b>Lot Feat:</b> | Greenbelt, Landscaped, Lawn, No Neighbours Behind |               |                   |

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Linoleum, Tile

**Roof:** Asphalt Shingle

**Basement:** Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Kitchen Island, Pantry, Vaulted Ceiling(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RS

**Utilities:** -

**Inclusions:** N/A

EXTREMELY WELL TAKEN CARE OF FULLY DEVELOPED HOME IN PINNACLE RIDGE with AC!!! This 5 bedroom and 3 full bathroom home has a walk-out basement with a mother-in-law suite. The kitchen has crisp white cabinets and a grey island with a raised eating bar, stainless steel appliances, a tile backsplash, a corner pantry, and a large dining area with access to the deck. Vinyl plank flooring. There are 2 good size bedrooms and a full bathroom on the main floor. A private primary suite with a 4 piece ensuite and walk-in closet. The basement has a mother-in-law suite (with walk-out) but still functions as a family room if preferred, 2 more bedrooms, vinyl plank flooring in the basement (one bedroom has carpet), a 3rd full bathroom, and a laundry/ storage room. The home is roughed in for central vac. The backyard is fully fenced with a gate to access the walking trails, no rear neighbors, landscaped, RV parking, a stone walkway, 2 large decks, a shed, and a fire pit. New shingles (HAIL RESISTENT) in 2022. Smart Thermostat, rough in for garage heater, H/C taps in garage, wiring for hot tub, to add a few features. The double garage is fully insulated and has a drain. This is a great family home!!! Don't miss out book your showing today!!!