

**10 Pinnacle Lane  
Grande Prairie, Alberta**

**MLS # A2221124**



**\$409,900**

<b>Division:</b>	Pinnacle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,724 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Suite
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Laminate Counters

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

**Inclusions:** N/A

GREAT INVESTMENT OPPORTUNITY OR OFFSET YOUR OWN MORTGAGE WITH RENTAL INCOME!!! THIS LEGAL CONFORMING UP/ DOWN DUPLEX IS LOCATED ON A QUIET STREET IN PINNACLE RIDGE WITH BACK ALLEY ACCESS AND ATTACHED GARAGE!!! There are 3 bedrooms and 1 bathroom in the upper unit and 2 bedrooms and 1 bathroom in the lower unit. Bright and open floor plan with vaulted ceilings and huge kitchen with corner pantry in the upper unit. The primary bedroom has walk-through access to the main bathroom. 2 more good size bedrooms. The lower unit has access from the rear of the property, 2 bedrooms, 1 bathroom, and access to the attached garage. Book your showing today!! BASEMENT RENTED \$1650 TO LONG TIME TENANT AND UPSTAIRS WILL BE VACANT FOR POSSESSION TO MOVE IN OR RENT FOR TOP DOLLAR! CLOSE TO SCHOOLS, WALKING TRAILS, EASTLINK CENTER AND MUCH MORE!