

**34 Pinnacle Lake Drive
Grande Prairie, Alberta**

MLS # A2224910



\$464,900

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,650 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Few Trees, Interior Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	15-71-6-W6
Exterior:	Brick, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, Suspended Ceiling, Walk-In Closet(s)		

Inclusions: Gazebo

Just one street away from the beauty of Pinnacle Lake, this charming family home offers the perfect mix of comfort, style, and convenience. Located in a desirable neighbourhood, it's just a short walk to the lake and nearby walking trails, with schools, shopping, and the Eastlink Centre all close at hand. Inside, you'll be welcomed by a bright and airy open-concept main floor featuring dramatic vaulted ceilings, elegant archways, and a cozy gas fireplace that anchors the living and dining space. The kitchen is a standout with an abundance of cabinets, fully tiled backsplash, stainless appliances including a new fridge and dishwasher (2022) and large centre island with sink and bar seating—perfect for casual meals or entertaining. A large walk-through pantry provides extra storage and connects to a convenient main floor laundry room and powder room. Spacious dining area provides access to the rear deck. At the front of the home, a versatile sitting room offers the perfect spot for a reading nook or a home office. The open staircase overlooks the living area and leads to the upper level, where a serene primary suite awaits, featuring a walk-in closet and 4 pc ensuite. Two more bedrooms and a full 4-pc bathroom complete the upper floor. The fully finished basement adds even more space, with a large family/rec room, a spacious fourth bedroom, an additional full bathroom, and a utility/storage room. A T-bar ceiling provides easy access to utilities. Outside, the southwest-facing backyard is a true highlight. It's fully fenced and features a large two-tier deck with durable aluminum railing, complete with a gazebo—perfect for summer entertaining. Or stay cool in the comfort of your home with CENTRAL A/C. Also a dog run on the north side of the property for your four-legged family members. The double garage is insulated and boarded, complete with

shelving and workbench and complemented by an oversized concrete driveway for ample parking. Notable items: newer blinds on main floor and in garage, new hot water heater, high eff. furnace, and new door locks. This home truly has it all—comfort, elegance, and a prime location! Don't miss your chance to make it yours—contact your Realtor today to schedule a viewing! TENANT OCCUPIED UNTIL JUNE 30/25. VACANT JULY 1/25.