

**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		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, Vaulted Ceiling(s)		

**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!!!