

**186 Pinnacle Way  
Grande Prairie, Alberta**

**MLS # A1137984**



**\$334,900**

|                  |                                                  |               |                   |
|------------------|--------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Pinnacle Ridge                                   |               |                   |
| <b>Type:</b>     | Residential/House                                |               |                   |
| <b>Style:</b>    | Bi-Level                                         |               |                   |
| <b>Size:</b>     | 1,019 sq.ft.                                     | <b>Age:</b>   | 2002 (19 yrs old) |
| <b>Beds:</b>     | 4                                                | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached                           |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                                        |               |                   |
| <b>Lot Feat:</b> | Back Yard, City Lot, Front Yard, Rectangular Lot |               |                   |

**Heating:** Forced Air

**Floors:** Other

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RS

**Utilities:** -

**Inclusions:** APPLIANCES, CURTAIN RODS, BLINDS

Great finished family home in Pinnacle Ridge. This home is located on a corner lot in one of Grande Prairies most sought after sub-divisions. Upstairs you will find an open floor plan complimented by lots of natural sunlight. Upstairs also has 2 bedrooms 2 bathrooms including a master bedroom with a full en-suite and WIC. The recently renovated basement has 2 bedrooms, 1 bathroom, living area and laundry/storage room. Outside you will find a fully fenced yard, landscaped, shed and a deck. This is a great affordable option.