

**41 Pinnacle Heights  
Grande Prairie, Alberta**

**MLS # A2242090**



**\$416,900**

|                  |                                                                    |               |                   |
|------------------|--------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Pinnacle Ridge                                                     |               |                   |
| <b>Type:</b>     | Residential/House                                                  |               |                   |
| <b>Style:</b>    | 2 Storey                                                           |               |                   |
| <b>Size:</b>     | 1,697 sq.ft.                                                       | <b>Age:</b>   | 2005 (20 yrs old) |
| <b>Beds:</b>     | 3                                                                  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Driveway, Heated Garage |               |                   |
| <b>Lot Size:</b> | 0.18 Acre                                                          |               |                   |
| <b>Lot Feat:</b> | Irregular Lot, Pie Shaped Lot                                      |               |                   |

|                    |                                          |                   |   |
|--------------------|------------------------------------------|-------------------|---|
| <b>Heating:</b>    | Forced Air                               | <b>Water:</b>     | - |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood, Laminate | <b>Sewer:</b>     | - |
| <b>Roof:</b>       | Asphalt Shingle                          | <b>Condo Fee:</b> | - |
| <b>Basement:</b>   | Finished, Full                           | <b>LLD:</b>       | - |
| <b>Exterior:</b>   | Vinyl Siding                             | <b>Zoning:</b>    | R |
| <b>Foundation:</b> | Poured Concrete                          | <b>Utilities:</b> | - |
| <b>Features:</b>   | Kitchen Island, No Smoking Home          |                   |   |

**Inclusions:** Projector and Screen

Proudly maintained and lived in by the original owners, this Dirham-built home is tucked into a quiet cul-de-sac, just steps from the Eastlink Centre, great schools, and Grande Prairie's scenic walking trails. The foyer opens into a beautiful, open-concept living, dining, and kitchen area, featuring spice maple cabinets, stainless steel appliances, and a corner pantry. This area is perfect for hosting or everyday family life. Off the kitchen, you'll find a nice deck that overlooks the massive pie-shaped yard, offering space to relax, entertain, or enjoy the sun. You'll also find main floor laundry and a convenient half bath on this level. As you head upstairs, you're first welcomed into a spacious bonus room, ideal for movie nights, a kids' zone, or home office. A few steps up leads to the primary bedroom, complete with a walk-in closet and an ensuite bathroom with a corner soaker tub. Two additional bedrooms and a full bathroom complete the upper level. The basement includes a large open rec room, ready for family fun, a home gym, or a cozy hangout space. Additional highlights include central A/C, a heated and finished double car garage, and that huge backyard just waiting for your ideas. This home offers a smart layout, quality finishes, and a location that brings everything close to home.