

**150 Pinnacle Avenue  
Grande Prairie, Alberta**

**MLS # A2271277**



**\$449,900**

<b>Division:</b>	Pinnacle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,104 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Low Maintenance Landscape		

<b>Heating:</b>	Combination	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Welcome to this 1,104 sq ft home located in the highly desirable community of Pinnacle Ridge—just steps from schools, shopping, walking and bike paths are abundant in the family friendly area offering plenty of parks. With large windows and high ceilings, this home is filled with natural light and provides an inviting, open feel from the moment you step inside. This property features 5 bedrooms and 3 bathrooms, including a generous primary suite complete with a large walk-in closet and private ensuite. The fully finished basement provides additional living space perfect for family and entertaining while offering plenty of extra storage throughout. Outside, enjoy a fully fenced backyard, keeping your little ones safe. A generous-sized deck for entertaining and comes complete with a double heated garage, ideal for Alberta winters. With its fantastic location, thoughtful layout, and vacant status, this home is ready for quick possession. Don't miss out on this property and be sure to book your viewing today!