

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

**MLS # A2292929**



**\$439,900**

<b>Division:</b>	Pinnacle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,221 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, RV Access/Parking		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	City Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Open Floorplan, Storage		

**Inclusions:** Projector and screen (stored in the garage) will not warrant the condition of each item. Included as is. Gazebo

Take a look at this immaculately maintained bi-level situated on a quiet street in Pinnacle Ridge! Enjoy constant sunshine in the private south-facing backyard featuring a large deck, pergola, fire pit, and a 12x18 polished cement pad, perfect for entertaining. You'll also love the nearby walking trails leading to the beautiful pond just across the street. Inside, you're welcomed by a wide-open living room with a cozy gas fireplace, leading up to the kitchen with ample cabinet and counter space, a pantry, and a spacious dining area overlooking the main living room. Down the hall you'll find three bedrooms with vinyl plank flooring throughout, including the primary suite with a 4-piece ensuite and walk-in closet, plus an additional 4-piece main bathroom. The basement is fully complete and features a theatre room, a new 3-piece bathroom, and an additional bedroom with generous closet. The heated double attached garage includes custom storage and hot/cold water taps, and the oversized driveway offers RV parking. Additional features include air conditioning, new washer and dryer (Feb 2026), and dishwasher and stove (2024). Fantastic location with easy access to schools, grocery stores, walking trails, and other amenities—call your REALTOR of choice and book your tour today! \*\*Paint to be professionally touched up at painted April 15, 2026 at Sellers expense.