

**1 Pinnacle Crossing**  
**Grande Prairie, Alberta**

**MLS # A2298241**



**\$389,900**

<b>Division:</b>	Pinnacle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,461 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Separate Entrance		

**Inclusions:** None

Located in the desirable neighbourhood of Pinnacle Ridge in Grande Prairie, this 1,461 sq ft home presents an excellent investment opportunity. With back alley parking, this property offers both convenience and functionality. The home features an illegal basement suite with a spacious bedroom and bathroom with a separate entrance and its own laundry, providing flexibility for rental income or multi-generational living. The main level offers three bedrooms and one bathroom and a comfortable living space, while the layout allows for privacy between upper and lower occupants. Situated close to schools, shopping, and other key amenities, this property is ideally positioned for both homeowners and investors alike. Whether you're looking to expand your portfolio or find a home with income potential, this is an opportunity you won't want to miss.