

**108 Pinnacle Boulevard**  
**Grande Prairie, Alberta**

**MLS # A2302068**



**\$410,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Pinnacle Ridge  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 4 Level Split   |               |                   |
| <b>Size:</b>     | 1,092 sq.ft.  | <b>Age:</b>   | 2003 (23 yrs old) |
| <b>Beds:</b>     | 5   | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Detached, Garage Faces Rear, Outside            |               |                   |
| <b>Lot Size:</b> | 0.11 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn |               |                   |

|                    |   |                   |   |
|--------------------|---|-------------------|---|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | Public  |
| <b>Floors:</b>     | Laminate, Linoleum, Vinyl Plank   | <b>Sewer:</b>     | Public Sewer  |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Wood Frame  | <b>Zoning:</b>    | RS  |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | Electricity Connected, Natural Gas Connected, Sewer |
| <b>Features:</b>   | Bar, Built-in Features, Kitchen Island, Pantry, See Remarks, Sump Pump(s), Track Lighting, Vaulted Ceiling(s) |                   |   |

**Inclusions:** refrigerator, stove, dishwasher, washer, dryer, window coverings

Welcome to this spacious, carpet-free home nestled in the popular 'Pinnacle Ridge' subdivision. Offering five bedrooms and three bathrooms across four finished levels, this property balances a functional layout with plenty of character. The main floor opens with vaulted ceilings that elevate the bright kitchen and dining area. Home chefs will appreciate the cabinetry in a classic white finish, centre island, and pantry, while architectural wall nooks introduce a touch of charm. The stove, fridge & dishwasher were all updated to stainless steel in July 2024. Upstairs, the top level hosts a trio of bedrooms, including a primary retreat featuring a private three-piece ensuite. Descending to the third tier, you will discover two additional bedrooms and a delightfully retro, black-and-white bathroom. The fourth level is dedicated to utility and entertainment, housing a large laundry room alongside an expansive family gathering space, perfect for movie nights. Air conditioning, is extra delightful and will keep everyone cool on those hot, summer days & nights. Outside, the two-tiered rear deck sets the stage for barbecues and visiting with loved ones, complete with convenient alley access to the detached double garage. 2 schools just to the west and 2 high schools to the east, make this a fantastic location for families. You are also super close to the multipurpose 'Eastlink Centre' and a variety of restaurants to the south of it. \*\*\*Please note: The photographs and 3D tour showcase the property when it was vacant; the home is currently tenant-occupied. Lease ends April 30, 2027. \*\*\* Connect with a REALTOR®; today to obtain more information or arrange your viewing!