

118 Pinnacle Way
Grande Prairie, Alberta

MLS # A2314501



\$459,900

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,458 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped, Lawn, Private, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: NA

Located in Pinnacle Ridge, this beautifully maintained Dirham built modified bi-level offers the kind of warmth, character, and craftsmanship that is becoming harder and harder to find. Built by one of Grande Prairie's most recognized and long-standing builders with 50 years of experience in the community, this home reflects the quality and thoughtful design Dirham Homes has become known for throughout the years. Rich hardwood flooring, soaring ceilings, and timeless wood detailing throughout create a feeling that stands apart from the more common modern finishes, bringing warmth, depth, and character that simply cannot be replicated. The main floor features a bright and airy semi-open office space, along with an open-concept kitchen, dining, and living area filled with natural light from the large windows throughout. Off the dining area, step outside to a deck that walks down to a beautifully landscaped backyard complete with a stone patio space, creating an ideal setting for both relaxing and entertaining. The main level also includes two bedrooms and a full bathroom. Privately located above the attached double garage, the spacious primary suite offers a walk-in closet and full ensuite bathroom. The fully developed basement features a spacious family room, an oversized additional bedroom, laundry area, and a bathroom rough-in offering future potential for added value and functionality. With its functional layout, beautifully maintained condition, and timeless character throughout, this is a home that offers both comfort and lasting appeal.