

**11 Pinnacle Road**  
**Grande Prairie, Alberta**

**MLS # A2314888**



**\$435,000**

<b>Division:</b>	Pinnacle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,008 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	No Neighbours Behind		

**Heating:** Forced Air

**Floors:** Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RS

**Utilities:** -

**Inclusions:** NA

Fully finished bi-level in a fantastic location with no rear neighbours! Within walking distance to Eastlink Centre, two high schools, and two elementary schools, this home offers comfort, convenience, and a beautifully developed yard. The bright layout features large basement windows for plenty of natural light, a functional kitchen with breakfast bar, and inviting living spaces throughout. Recent updates include new shingles completed in spring 2026. Outside, enjoy the private backyard with mature apple tree producing delicious apples, raised garden/flower bed, deck, and small garden shed. The heated garage includes built-in storage and workbench, making it perfect for projects and organization. Move-in ready with space to relax both inside and out!