

**144 Pinnacle Avenue**  
**Grande Prairie, Alberta**

**MLS # A2315944**



**\$465,000**

<b>Division:</b>	Pinnacle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,123 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Landscaped		

**Heating:** Floor Furnace, Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Laminate

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Concrete, Wood Frame

**Zoning:** RS

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

Immaculate 5 bedroom home with attached garage in very clean condition ready immediately for possession. This Bilevel style home is located in Pinnacle Ridge subdivision very close to walking paths and shopping amenities. Just over 1100 sq.ft. on the main floor where there is the kitchen, living room, 3 bedrooms and 2 bathrooms. The living room has a large window and vaulted ceilings through to the kitchen. The kitchen has a good amount of cabinets as well as counter space with access to the back deck and backyard. The master bedroom has a 3 pc. ensuite bathroom and walk in closet. The other two bedrooms are down the hallway across from the 4 pc. bathroom. The basement has newer vinyl plank flooring in the spacious family room, 2 bedrooms and the 4 pc. bathroom. The utility room has the laundry and there is a laundry sink. This home is in very good condition and clean just waiting for the new owner. Consider this home and make it a smooth transition into a great neighborhood !