

37 Pinnacle Crescent
Grande Prairie, Alberta

MLS # A2338298



\$479,900

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,173 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: SEE REMARKS

Welcome to this beautifully updated bungalow in the desirable, family-friendly community of Pinnacle Ridge! Situated on a quiet street, this well-maintained home is truly move-in ready and features central A/C for year-round comfort. The spacious entryway opens into a bright and inviting living room, flowing into the well-appointed kitchen featuring an island, pantry, newer appliances, and a sunny dining area with a large window. The main floor offers a comfortable primary bedroom with a full ensuite, two additional bedrooms, and a full main bathroom. The fully developed basement provides excellent additional living space with an open layout, dry bar, flex space/family room, a large fourth bedroom, and another full bathroom. A dedicated laundry room with plenty of storage keeps everything organized and tucked away. Outside, you'll appreciate the oversized 22' x 24' attached heated and finished garage with radiant tube heating, plus an extra-wide driveway offering plenty of room for an RV, toys, or additional vehicles. The fully fenced backyard features a rear deck that's perfect for relaxing, entertaining, or enjoying summer evenings. With its great condition, thoughtful updates, excellent layout, and desirable location, this turnkey Pinnacle Ridge home is ready for its next owner!