

108 Pinnacle Boulevard
Grande Prairie, Alberta

MLS # A2341627



\$399,000

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

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

Inclusions: Dishwasher, Dryer, Electric Stove, Refrigerator, Washer

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 & services to the south of it. Connect with a REALTOR®; today to obtain more information or arrange your viewing!