

### 21 Pinnacle Crossing Grande Prairie, Alberta

MLS # A2350821



## \$379,900

|                  |                                                               |               |                   |
|------------------|---------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Pinnacle Ridge                                                |               |                   |
| <b>Type:</b>     | Residential/House                                             |               |                   |
| <b>Style:</b>    | Bi-Level                                                      |               |                   |
| <b>Size:</b>     | 1,035 sq.ft.                                                  | <b>Age:</b>   | 2005 (21 yrs old) |
| <b>Beds:</b>     | 5                                                             | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Alley Access, Gravel Driveway, Off Street, Parking Pad        |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                                                     |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Landscaped, Street Lighting |               |                   |

|                    |                                                                                                     |                   |    |
|--------------------|-----------------------------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                             | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Vinyl Plank                                                                                         | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                                                                     | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                                                                                                | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                                            | <b>Zoning:</b>    | RS |
| <b>Foundation:</b> | Poured Concrete                                                                                     | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Laminate Counters, Open Floorplan, Pantry, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows |                   |    |

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Shed.

Well maintained and move in ready. This 1,035 sq. ft. bi level offers a fantastic and functional layout, plenty of room for the whole family. The bright main floor features vinyl plank flooring, neutral paint colour and an inviting open concept living, dining and kitchen area highlighted by vaulted ceilings. Three bedrooms are located upstairs, including a spacious primary bedroom with walk-through double closets leading directly to the main 4 piece bathroom. Downstairs, the partially developed basement adds two more bedrooms and a second full 3 piece bathroom, with only the living room area left to finish. Whether you envision a cozy family room, games area or entertainment space, it's ready for you to make it your own. Outside, you'll appreciate the fully landscaped and fenced yard, complete with a handy storage shed. The generous rear parking area easily accommodates 3 to 4 vehicles, with additional electrical plugs installed at the back of the home for added convenience during the winter months. Clean, comfortable and clearly well cared for! Quick possession is available!