ROBERT HART MOORE
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185 Pinnacle Drive
Grande Prairie, Alberta

MLS # A2351402

$509,900

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,262 sq.ft.	**Age:**	2005 (21 yrs old)
Beds:	5	**Baths:**	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Gazebo, Private		

Heating:	Fireplace(s), Forced Air, Natural Gas	**Water:**	-
Floors:	Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	RS
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Sump Pump(s)		

Inclusions: Solar System, Security system(if buyer IS willing to take over payments)

LIFESTYLE & UPGRADES, Brand new in July 2026 Premium SOLAR System!!! Welcome to this beautifully maintained 5-bedroom, 3-bathroom home, ideally situated on a south-backing lot with no rear neighbours, backing directly onto a park with convenient gate access from the fully fenced backyard. The bright, open-concept main floor features updated vinyl plank flooring, a spacious kitchen with ample cabinetry, counter space and pantry, a cozy gas fireplace, two generous bedrooms and a full bathroom. Upstairs, the oversized primary bedroom is located above the garage and offers plenty of space, a full ensuite and walk-in closet. The fully developed basement provides incredible versatility with two bedrooms, full bathroom, and separate kitchen, all walled off for privacy and ideal for a potential suite or extended family. Enjoy year-round comfort with A/C and an insulated, heated garage, plus a newer hot water tank(2021). Enjoy the benefits of clean, renewable energy with a BRAND NEW premium Firefly solar system installed May 2026 and started operating July 2026, this nearly new system is an impressive modern upgrade designed to help reduce energy costs. it has a 25 year warranty on the panels and 5 year warranty on the install. It adds energy efficiency and long-term value to the home by allowing the owner to directly use the generating electricity as its being generated with any additional energy being sent to the grid for a credit right onto your monthly utility bill!!! A smart investment for today’s homeowner and tomorrow’s savings. Outside, enjoy the exceptional two-tier composite deck with underneath storage, shed and firepit area—perfect for entertaining or relaxing while enjoying the park setting. Recent paint touch-ups throughout add to the home's move-in-ready appeal. With its incredible location, privacy, versatile living space, modern

upgrades and exceptional outdoor living, this home truly has it all. Contact your favourite REALTOR to book your private viewing today!

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