

116 Pinnacle Boulevard
Grande Prairie, Alberta

MLS # A2352592

\$379,900

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	943 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Irregular Lot		

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

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER, DRYER, ALL WINDOW COVERINGS

Looking for a move in ready home that has been well taken care of? This property is situated just a couple minute walk from 2 major schools (Ecole Nouvelle, Isabel Campbell) in Pinnacle! Walking in you are greeted by a bright and spacious entryway that leads upstairs to a open concept kitchen living and dining area with large bright windows! The U shaped kitchen gives you everythinhg you need and more plus the eating bar for those evenings that you need to entertain a housefull of guests! The 2 bedrooms on the main level are a great size complimented by a 3 pc bathroom. The basement will make you happy because there is another bedroom and full bathroom along with a huge rec room and laundry room! The yard is fully fenced, with a large 4 car parking pad out back that you access through your own back lane you can also park on the street so lots of parking for you! This home shows amazing!