

11334 Pinnacle Drive
Grande Prairie, Alberta

MLS # A2119941



\$349,000

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,180 sq.ft.	Age:	2008 (16 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	City Lot, Corner Lot, Level		

Heating:	Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Pantry, Storage, Vaulted Ceiling(s)		

Inclusions: n/a

For additional information, please click on Brochure button below. Welcome to this well kept home in Pinnacle Ridge. 1,180 s.f. on the main floor. Brazilian hardwood throughout. Located on a corner lot with schools, playground, church and shopping all within walking distance. Three mature trees on the property. There is a gas fireplace in the living room with vaulted ceilings, a large ceiling fan and hardwood floors. The kitchen has a large pantry and ceramic tile. The two bedrooms at one end are carpeted, each with good size closets. The master bedroom has hardwood floor with a walk-in closet and ensuite bathroom. Both bathrooms have linen closets. The partially finished 1,080 s.f. basement has potential for a separate suite or a 4th bedroom and bathroom (verify with local jurisdiction). It is spray foam insulated and plumbed in for a 3rd bathroom. On-demand hot water. There is a single attached garage with loft storage and automatic door, + room for 2 cars side by side in the driveway. RV plug & parking in rear. A backyard fence is being added and included in the price. Vacant possession available August 15th.