

50 Pinnacle Crescent  
Grande Prairie, Alberta

MLS # A2207296

\$409,900

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,108 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Walk-In Closet(s)		

Inclusions: Shed

Beautiful, well cared for 1,108 square foot bi level in Pinnacle Ridge. RV Parking. Easement with a nice walking trail on one side of home. Fenced yard with trees along back for privacy, a huge deck for those summer time barbeques an a nice shed for storage. This home is fully developed. The Seller moved out and then had the entire main floor freshly painted throughout and the carpets steam cleaned. Home shows very well. 3 Bedrooms on the main. Primary bedroom features a walk-in closet and a 3 piece ensuite. Large kitchen with lots of cupboards. Access through patio doors to deck. The basement has a large bedroom, a 3 piece bathroom, a huge family room and a laundry / utility room. The garage is finished and heated and has a small mezzanine type storage area. Vacant and ready for it's next owner!!