

**3 Pinnacle Boulevard**  
**Grande Prairie, Alberta**

**MLS # A2226127**



**\$319,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Pinnacle Ridge   |               |                   |
| <b>Type:</b>     | Residential/Four Plex  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 1,334 sq.ft.   | <b>Age:</b>   | 2004 (21 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Parking Pad  |               |                   |
| <b>Lot Size:</b> | 0.05 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Street Lightin |               |                   |

|                    |                               |                   |    |
|--------------------|-------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                    | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Vinyl Plank           | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle               | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full                | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Brick, Vinyl Siding           | <b>Zoning:</b>    | RC |
| <b>Foundation:</b> | Poured Concrete               | <b>Utilities:</b> | -  |
| <b>Features:</b>   | No Animal Home, Vinyl Windows |                   |    |

**Inclusions:** n/a

Welcome to your home in the beautiful Highlands in Pinnacle Ridge! This property boasts new laminate and carpet flooring, a new fridge, and a newer roof. Inside, you'll find 4 bedrooms and 3.5 baths, with convenient main-floor laundry. The spacious master bedroom can easily accommodate a king-sized bed, featuring vaulted ceilings and a 3-piece ensuite. The kitchen includes a raised bar for casual dining and space for a large dining table. The sunlit living room has large bay windows, and there's a half bath on the main floor. The lower level offers a large entertainment/games room, an additional bedroom, a full bath, and plenty of storage. Outside, enjoy a fenced and landscaped backyard with a shed, garden and patio area—perfect for relaxing or entertaining.