

## 81 Pinnacle Crescent Grande Prairie, Alberta

**MLS # A2232749**



# \$449,900

<b>Division:</b>	Pinnacle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,132 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, See Remarks		

**Inclusions:** None

This stunning home located on a quiet street in the desirable neighborhood of Pinnacle Ridge. This well-maintained home offers space, comfort, and convenience. Just steps from schools, walking trails, and a playground, it's an ideal location for families. The home features three bedrooms and two bathrooms upstairs, with a spacious and cozy layout. The third level includes a large living area, an additional bedroom, and a bathroom-perfect for guests or extra family space. On the fourth level, you'll find another generous room, a four-piece bathroom and laundry. Recent updates include new shingles (2025), adding peace of mind for the next owner. Enjoy the bright, welcoming interior, a large deck for outdoor living, and a few mature trees in the backyard for added privacy. The heated garage offers excellent storage with built-in shelving. Don't miss your chance to own this fantastic home in a prime location!