

**206 Pinnacle Way  
Grande Prairie, Alberta**

**MLS # A2251406**



**\$439,900**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Pinnacle Ridge         |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | Bi-Level               |               |                   |
| <b>Size:</b>     | 1,136 sq.ft.           | <b>Age:</b>   | 2004 (21 yrs old) |
| <b>Beds:</b>     | 5                      | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.11 Acre              |               |                   |
| <b>Lot Feat:</b> | See Remarks            |               |                   |

|                    |                             |                   |    |
|--------------------|-----------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                  | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle             | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full              | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Stone, Vinyl Siding         | <b>Zoning:</b>    | RS |
| <b>Foundation:</b> | Poured Concrete             | <b>Utilities:</b> | -  |
| <b>Features:</b>   | See Remarks                 |                   |    |

|                    |    |
|--------------------|----|
| <b>Inclusions:</b> | NA |
|--------------------|----|

This beautifully updated 5-bedroom, 3-bathroom family home in the desirable Pinnacle Ridge subdivision is move-in ready and waiting for you. Located close to schools, shopping, playgrounds, and the Eastlink Centre, this home offers convenience and comfort in one package. Step inside to find fresh paint, new trim, and a bright, open entryway leading into the spacious living room. The open-concept kitchen and dining area feature modern cabinetry, stainless steel appliances, and a new composite sink, perfect for everyday living and entertaining. Upstairs, you’ll find three bedrooms, including a primary suite with a walk-in closet and full ensuite. The fully developed basement features a large rec room, two additional generously sized bedrooms, a third full bathroom, and a roomy laundry area with ample storage. New luxury vinyl plank flooring and plush carpet throughout add a stylish, modern touch. Outside, enjoy the attached double garage with a garage heater and an extra-wide concrete driveway for plenty of parking.