

**41 Pinnacle Lake Drive
Grande Prairie, Alberta**

MLS # A2299665



\$589,000

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|------------------|---|---------------|-------------------|
| Division: | Pinnacle Ridge | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,305 sq.ft. | Age: | 2007 (19 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Concrete Driveway, Parking Pad, Triple Garage Attached | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Yard, Creek/River/Stream/Pond, Front Yard, Gentle Sloping, Landscaping | | |

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| Heating: | Fireplace(s), Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Concrete, Vinyl Siding, Wood Frame | Zoning: | RS |
| Foundation: | Perimeter Wall, Poured Concrete | Utilities: | - |
| Features: | Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s) | | |

Inclusions: Curtains on the pavilion, Refrigerator in the garage, Coffee bar, TV mount, Curtain rods, Central Vacuum, washer and dryer included are the ones in the garage, not the set that is currently in the laundry room

Exceptional Family Home in Pinnacle Ridge Located in one of Grande Prairie's most desirable neighbourhoods, this beautifully maintained home offers the perfect blend of comfort, space, and lifestyle. A newly added backyard pavilion creates a private retreat with serene lake views, while nearby walking trails, bike paths, and schools add everyday convenience. Featuring 4 bedrooms and 3 bathrooms, the spacious layout is ideal for family living. The primary suite includes a large walk-in closet and a 4-piece ensuite with a jetted tub and separate shower. The fully developed walkout basement adds an additional bedroom, bathroom, and a family room with direct access to the backyard. Doors off the dining area lead to a private deck overlooking the landscaped yard and water—perfect for relaxing or entertaining. Set on a generous lot, the property also offers a triple garage and RV parking, a rare find in Pinnacle Ridge. Homes like this don't come up often—this is an opportunity you won't want to miss