

# \$420,000 - 83 Pinnacle Lake Drive, Grande Prairie

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MLS® #A2213819

**\$420,000**

5 Bedroom, 4.00 Bathroom, 1,568 sqft

Residential on 0.12 Acres

Pinnacle Ridge., Grande Prairie, Alberta

This family-friendly home is in a great location in the 'Pinnacle Ridge' subdivision close to shopping, restaurants, multiple schools, walking trails, Eastlink Centre, and easy access to Highway 40 and west end of the City of Grande Prairie, should you work in those areas. The fully developed, 2 storey has 5 bedrooms & 3.5 bathrooms, double attached garage, fenced yard and no rear neighbours. Large, tiled entry leads to the open layout on main level with living room and it's nice hardwood flooring & gas fireplace, kitchen with stainless steel appliances including range hood microwave, breakfast bar island and corner pantry plus there's a handy 2 piece bathroom and laundry area just off of the garage. Upstairs, there are 2 bedrooms and the primary bedroom with walk-in closet and 3 piece ensuite and the main bathroom completes the level.

Downstairs has family room, bathroom, and 2 bedrooms with no carpet. East facing backyard has lots of space for entertaining on the deck, or around the firepit area. \*\*\*Please note: property is sold "as is, where is, at time of possession". No warranties or representations.\*\*\* Contact a REALTOR® today for more info or to book a viewing!

Built in 2006

## Essential Information

MLS® #

A2213819



|                |             |
|----------------|-------------|
| Price          | \$420,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,568       |
| Acres          | 0.12        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 83 Pinnacle Lake Drive |
| Subdivision | Pinnacle Ridge.        |
| City        | Grande Prairie         |
| County      | Grande Prairie         |
| Province    | Alberta                |
| Postal Code | T8W 0A9                |

### Amenities

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |
| Parking Spaces | 4                                                                              |
| Parking        | Double Garage Attached                                                         |
| # of Garages   | 2                                                                              |

### Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s) |
| Appliances        | See Remarks                                                                            |
| Heating           | Forced Air, Natural Gas                                                                |
| Cooling           | None                                                                                   |
| Fireplace         | Yes                                                                                    |
| # of Fireplaces   | 1                                                                                      |
| Fireplaces        | Gas, Living Room                                                                       |
| Has Basement      | Yes                                                                                    |
| Basement          | Finished, Full                                                                         |

**Exterior**

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Other                                                    |
| Lot Description   | Few Trees, Front Yard, Landscaped, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                                          |
| Construction      | Vinyl Siding, Wood Frame                                 |
| Foundation        | Poured Concrete                                          |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 10               |
| Zoning         | RS               |

**Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Royal LePage - The Realty Group |
|----------------|---------------------------------|

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