

# **\$464,900 - 55 Pinnacle Way, Grande Prairie**

MLS® #A2214229

**\$464,900**

5 Bedroom, 3.00 Bathroom, 1,206 sqft

Residential on 0.15 Acres

Pinnacle Ridge., Grande Prairie, Alberta

EXTREMELY WELL TAKEN CARE OF FULLY DEVELOPED HOME IN PINNACLE RIDGE with AC!!! This 5 bedroom and 3 full bathroom home has a walk-out basement with a mother-in-law suite. The kitchen has crisp white cabinets and a grey island with a raised eating bar, stainless steel appliances, a tile backsplash, a corner pantry, and a large dining area with access to the deck. Vinyl plank flooring. There are 2 good size bedrooms and a full bathroom on the main floor. A private primary suite with a 4 piece ensuite and walk-in closet. The basement has a mother-in-law suite (with walk-out) but still functions as a family room if preferred, 2 more bedrooms, vinyl plank flooring in the basement (one bedroom has carpet), a 3rd full bathroom, and a laundry/ storage room. The home is roughed in for central vac. The backyard is fully fenced with a gate to access the walking trails, no rear neighbors, landscaped, RV parking, a stone walkway, 2 large decks, a shed, and a fire pit. New shingles (HAIL RESISTENT) in 2022. Smart Thermostat, rough in for garage heater, H/C taps in garage, wiring for hot tub, to add a few features. The double garage is fully insulated and has a drain. This is a great family home!!! Don't miss out book your showing today!!!

Built in 2005

## **Essential Information**



|                |                   |
|----------------|-------------------|
| MLS® #         | A2214229          |
| Price          | \$464,900         |
| Bedrooms       | 5                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,206             |
| Acres          | 0.15              |
| Year Built     | 2005              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | Modified Bi-Level |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 55 Pinnacle Way |
| Subdivision | Pinnacle Ridge. |
| City        | Grande Prairie  |
| County      | Grande Prairie  |
| Province    | Alberta         |
| Postal Code | T8V 2V5         |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 2                                         |
| Parking        | Double Garage Attached, RV Access/Parking |
| # of Garages   | 2                                         |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Kitchen Island, Pantry, Vaulted Ceiling(s)                         |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                            |
| Cooling           | Central Air, None                                                  |
| Fireplace         | Yes                                                                |
| # of Fireplaces   | 1                                                                  |
| Fireplaces        | Gas                                                                |
| Has Basement      | Yes                                                                |
| Basement          | Exterior Entry, Finished, Full, Suite, Walk-Out                    |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Playground, Private Entrance |
|-------------------|------------------------------|

|                 |                                                   |
|-----------------|---------------------------------------------------|
| Lot Description | Landscaped, Lawn, No Neighbours Behind, Greenbelt |
| Roof            | Asphalt Shingle                                   |
| Construction    | Vinyl Siding                                      |
| Foundation      | Poured Concrete                                   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 28th, 2025 |
| Days on Market | 2                |
| Zoning         | RS               |

### **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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