

**24 Pinnacle Lake Drive**  
**Grande Prairie, Alberta**
**MLS # A2231861**

**\$419,900**

<b>Division:</b>	Pinnacle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,241 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, RV Access/Parking		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Lawn		

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

**Inclusions:** NA

Check out this fully developed home in EXCELLENT location, complete with large yard for a growing family to enjoy, mature trees and RV parking! This home is fully developed offering 5 bedrooms, 3 bathrooms, basement rec room and heated, double car garage. A sought after modified-bilvel floorplan offers an open concept for the family, integrating the kitchen, dining and living room seamlessly. Completing the main floor is two nice sized bedrooms and full 4-piece main bathroom. Upstairs you have your primary suite featuring a walk-in closet and ensuite. The basement offers additional living space with a large rec room, two more bedrooms, third bathroom, and laundry room with sink. Just off the trails of Pinnacle Pond, this property features a large backyard, huge shed with 8ft overhead door and nice mature trees. This property has everything you need for a growing family, in a wonderful neighbourhood at an excellent price point. Book a viewing today!