

**85 Pinnacle Crossing
 Grande Prairie, Alberta**

MLS # A2236837



\$349,900

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|------------------|---------------------|---------------|-------------------|
| Division: | Pinnacle Ridge | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 902 sq.ft. | Age: | 2004 (21 yrs old) |
| Beds: | 5 | Baths: | 2 |
| Garage: | Parking Pad | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Lane, City Lot | | |

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|--------------------|--------------------------|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | RS |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Open Floorplan | | |

Inclusions: N/A

Welcome to this beautifully maintained home, ideally located in the heart of Pinnacle Ridge—just steps from schools, shopping, playgrounds, walking trails, and the Eastlink Centre. Step inside to discover vaulted ceilings and an open-concept layout that flows seamlessly through the bright and airy living and dining spaces. Large windows flood the main floor with natural light, while the U-shaped kitchen features updated countertops and a handy corner pantry. The main floor offers two bedrooms, including a spacious primary retreat. Downstairs, the fully finished basement expands your living space with a generous family room, three additional bedrooms, a full bathroom, storage nook, and a laundry/mechanical room. Enjoy the benefits of a large rectangular lot with rear alley access, a double parking pad, and room for a future garage or RV parking. Bonus: New hot water tank installed in April 2025. This move-in-ready gem combines comfort, space, and location—everything you need in your next home!