



**DJ Golden**  
**REAL ESTATE**

**780-897-4003**  
dj@djgolden.com

**58 Pinnacle Crossing**  
**Grande Prairie, Alberta**

**MLS # A2283720**



**\$324,900**

<b>Division:</b>	Pinnacle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	882 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** POOL TABLE , WINDOW COVERINGS

Located in Pinnacle Ridge, this beautifully maintained 882 sq ft bungalow shows exceptionally well and would make an ideal starter home or revenue property. The main floor features 2 bedrooms, 1 bathroom, an abundance of natural light, charming decorative arches, and a well-sized kitchen with maple cabinets overlooking the dining area. The fully developed basement offers a spacious family/rec room complete with a wet bar and pool table—perfect for entertaining. Outside, you’ll find a fully fenced and landscaped backyard with additional parking accessible from the alley. Conveniently located close to schools and parks, this home clearly reflects pride of ownership inside and out.