



**111 Pinnacle Way  
Grande Prairie, Alberta**

**MLS # GP215056**



**\$375,000**

<b>Division:</b>	Pinnacle Ridge.		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,080 sq.ft.	<b>Age:</b>	2001 (19 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	3
<b>Garage:</b>	Attached Garage, Concrete Driveway, Double Garage		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Walk-Out	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity, Natural Gas
<b>Features:</b>	-		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Built in Vac, Garage Heater

Wow! This fully developed home has a walkout basement, over sized garage and irrigation in the back yard! Pride of ownership throughout, this home shows like it was just purchased. Upstairs has an over sized kitchen with large dining space perfect for larger gatherings. New flooring throughout the main floor where you will find 3 big bedrooms including your master with 4 piece ensuite. Downstairs has a walkout basement!!! One more bedroom downstairs with an additional office/den (currently used as a work out space) this big basement has a large living room and of course with that walkout you have access to a massive yard. Did I mention that yard backs onto green space, no rear neighbors and tons of privacy and don't forget about the irrigation in the back yard. Make sure to check out the extra large garage, the extra parking out front (park 3 across) and maybe check out that park which is a quick walk away. Quicker possession is available, come check it out today, it wont last long!