



DON'T GAMBLE WITH YOUR HOME.
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**42 Pinnacle Street
 Grande Prairie, Alberta**

MLS # A2158083



\$345,000

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,275 sq.ft.	Age:	2006 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Mixed, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Sump Pump(s)		

Inclusions: Shed, basement appliances

City approved BASEMENT SUITE in this upgraded 2 storey home in Pinnacle Ridge. Currently leased up & down for a total of \$2300 (tenant pays utilities) until October 31, 2024, cash flowing well for the existing owner! The upper unit is a beautiful 2 storey layout with 3 bedrooms and 2.5 bathrooms (half bath accessible by both the upper and lower unit) and features durable tile and laminate floor, gorgeous wood cabinets and a cozy natural gas fireplace. The master bedroom has a full ensuite. The downstairs unit is 1 bedroom and 1 bathroom. The laundry is in the common area at the back entrance and shared. The existing owner has always had good success renting. Close to Eastlink, bus stops in front of home, close to schools and parks.