



DON'T GAMBLE WITH YOUR HOME.
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**131 Pinnacle way
 Grande Prairie, Alberta**

MLS # A2173961



\$450,000

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,278 sq.ft.	Age:	2002 (22 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	No Neighbours Behind		

Heating: Forced Air

Floors: Laminate

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RS

Utilities: -

Inclusions: NA

Absolutely IMMACULATE 5 Bed 3 Bath Home located in Pinnacle Ridge with no rear neighbors! This beautiful home has had MANY updates over the past few years, New Shingles 2 years ago, re-vamped/mostly new underground sprinkler system, newer overhead heater and high efficiency overhead garage door in the double car garage. In the home you get New Kitchen cabinets with new corleem countertops, appliances updated within the last 5 years, Bathrooms have seen many updates as well, soft water system in the mechanical room beside your almost new hot water tank. The list goes on so you must see this home in person to see the care this home has received. The 3rd Level is a walk-out basement into your beautifully manicured backyard, deck that has natural gas line for your BBQ, and new railing on your composite covered deck with enclosed storage underneath. YOU MUST SEE THIS BEFORE IT'S GONE!!