

**32 Pinnacle Street  
Grande Prairie, Alberta**

**MLS # A2221114**



**\$369,900**

<b>Division:</b>	Pinnacle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,466 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** Fridge x 2, Dishwasher x 2, Stove x 2, Washer/Dryer x 2

Welcome to this beautifully updated 4-level split home. The main floor suite is vacant June 1 providing an excellent opportunity to live upstairs and have the lower suite subsidize your mortgage! Featuring 3 bedrooms and 1 bathroom upstairs. This home boasts newer flooring throughout, a cozy gas fireplace, and an open-concept main level with vaulted ceilings that create a bright, airy feel. The kitchen offers plenty of cabinet space, a corner pantry, and a layout perfect for families. Downstairs, you'll find a self-contained, non-conforming 1-bedroom, 1-bathroom suite with its own kitchen, island, and laundry. This suite has been updated with newer finishes and provides a comfortable, private living space. Long-term tenants in place in lower suite pay \$1400.00 making this an excellent turnkey investment opportunity. Enjoy the outdoors with separate fenced yards for each suite. Rear parking provides added convenience. Located close to schools, shopping, bus routes and other amenities, this home is a must see! Schedule your viewing today!