

**10 Pinnacle Lane
Grande Prairie, Alberta****MLS # A2221124****\$409,900**

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,724 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn		

Heating:	Forced Air
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Full, Suite
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Laminate Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RS
Utilities:	-

Inclusions: N/A

GREAT INVESTMENT OPPORTUNITY OR OFFSET YOUR OWN MORTGAGE WITH RENTAL INCOME!!! THIS LEGAL CONFORMING UP/ DOWN DUPLEX IS LOCATED ON A QUIET STREET IN PINNACLE RIDGE WITH BACK ALLEY ACCESS AND ATTACHED GARAGE!!! There are 3 bedrooms and 1 bathroom in the upper unit and 2 bedrooms and 1 bathroom in the lower unit. Bright and open floor plan with vaulted ceilings and huge kitchen with corner pantry in the upper unit. The primary bedroom has walk-through access to the main bathroom. 2 more good size bedrooms. The lower unit has access from the rear of the property, 2 bedrooms, 1 bathroom, and access to the attached garage. Book your showing today!! BASEMENT RENTED \$1650 TO LONG TIME TENANT AND UPSTAIRS WILL BE VACANT FOR POSSESSION TO MOVE IN OR RENT FOR TOP DOLLAR! CLOSE TO SCHOOLS, WALKING TRAILS, EASTLINK CENTER AND MUCH MORE!