

**19 Pinnacle Crossing
Grande Prairie, Alberta****MLS # A2250621****\$381,900**

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,430 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn		

Heating:	High Efficiency	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Concrete	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: N/A

Calling all investors and first-time buyers!!! This is a great opportunity in PINNACLE and is close to schools and the Eastlink Center. Legal conforming up/down Duplex. Separate entrances and laundry in each suite. There are 3 bedrooms up and 1 large bedroom in the lower suite, very well cared for, and lots of parking plus a storage shed. Large deck off the back entrance, stainless appliances, long-term tenant in the lower suite, already earning revenue property! Book your showing today!!!