

**85 Pinnacle Crossing
Grande Prairie, Alberta****MLS # A2155771****\$334,900**

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	902 sq.ft.	Age:	2004 (20 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Front Yard, Landscaped, Rectangular Lot		

Heating: Forced Air**Floors:** Carpet, Linoleum**Roof:** Asphalt Shingle**Basement:** Finished, Full**Exterior:** Brick, Vinyl Siding**Foundation:** Poured Concrete**Features:** No Animal Home, No Smoking Home**Water:** -**Sewer:** -**Condo Fee:** -**LLD:** -**Zoning:** RS**Utilities:** -**Inclusions:** NONE

Charming Bungalow in Pinnacle Ridge! Conveniently located near shopping, schools, playgrounds, trails, and the East-link Centre. A welcoming walkway leads to a cozy veranda with a seating area. Inside, the entrance opens up with a coat closet right at hand. The vaulted ceilings and open-concept design create a spacious and popular layout. The inviting living room features a large window, while the generous dining area includes patio doors, both filling the space with natural light. The U-shaped kitchen offers updated countertops, a corner pantry. The main bathroom down the hall also has updated countertops and a spacious tub. The main level includes two bedrooms, with the master bedroom being particularly generous in size. The fully finished lower level showcases excellent workmanship and thoughtful design, including a living room, three additional bedrooms, a full bathroom, a storage nook, and a mechanical & laundry room. The space in this home is maximized on both levels. The large rectangular lot with rear alley access features a double car parking pad, providing potential for a future garage or RV parking. Don't miss the opportunity to own this beautifully updated home in a fantastic neighbourhood!