

**42 Pinnacle Street  
Grande Prairie, Alberta**
**MLS # A2158083**

**\$345,000**

<b>Division:</b>	Pinnacle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,275 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Laminate, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full, Suite

**LLD:** -

**Exterior:** Concrete, Mixed, Wood Frame

**Zoning:** RS

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** See Remarks, Sump Pump(s)

**Inclusions:** Shed, basement appliances

City approved BASEMENT SUITE in this upgraded 2 storey home in Pinnacle Ridge. Currently leased up & down for a total of \$2300 (tenant pays utilities) until October 31, 2024, cash flowing well for the existing owner! The upper unit is a beautiful 2 storey layout with 3 bedrooms and 2.5 bathrooms (half bath accessible by both the upper and lower unit) and features durable tile and laminate floor, gorgeous wood cabinets and a cozy natural gas fireplace. The master bedroom has a full ensuite. The downstairs unit is 1 bedroom and 1 bathroom. The laundry is in the common area at the back entrance and shared. The existing owner has always had good success renting. Close to Eastlink, bus stops in front of home, close to schools and parks.