## 198 Pinnacle Way
## Grande Prairie, Alberta

**MLS # A2177617**



# $369,900

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| **Division:** | Pinnacle Ridge |
| **Type:** | Residential/House |
| **Style:** | Bi-Level |

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| **Size:** | 1,015 sq.ft. | **Age:** | 2002 (22 yrs old) |
| **Beds:** | 3 | **Baths:** | 2 full / 1 half |

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| **Garage:** | Double Garage Attached, Off Street, Parking Pad |
| **Lot Size:** | 0.11 Acre |
| **Lot Feat:** | Back Yard, Few Trees, Landscaped |

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| **Heating:** | Forced Air, Natural Gas | | **Water:** | - |
| **Floors:** | Carpet, Laminate | | **Sewer:** | - |
| **Roof:** | Asphalt Shingle | | **Condo Fee:** | - |
| **Basement:** | Finished, Full | | **LLD:** | - |
| **Exterior:** | Vinyl Siding, Wood Frame | | **Zoning:** | RS |
| **Foundation:** | Poured Concrete | | **Utilities:** | - |
| **Features:** | Pantry, Walk-In Closet(s) | | | |

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| **Inclusions:** | Sold as is,  where is on possession |

Welcome to this beautiful bi-level home in the desirable Pinnacle Ridge community! This stunning residence offers 1015 square feet on the main level and is perfectly situated near schools, shopping, and the Eastlink Center, making it an ideal location for families and active lifestyles. This immaculate home is fully finished and features three spacious bedrooms and two and a half bathrooms, ensuring ample space for everyone. Enjoy the warmth of a gas fireplace in the cozy living area, and take advantage of the functional kitchen complete with a pantry for all your extra storage needs. Retreat to the primary bedroom, which offers a walk-in closet and a convenient 2-piece ensuite. The outdoor space is equally impressive, featuring a beautifully landscaped and fully fenced yard with a two-level deck, ideal for summer barbecues and outdoor relaxation. Additional highlights include a heated garage and an exposed aggregate concrete driveway, providing both functionality and curb appeal. The finished basement offers the potential for additional living space or another bedroom, allowing for future customization to suit your needs. Don&rsquo;t miss out on this fantastic opportunity! Call today to schedule your private showing and experience all that this exceptional home has to offer!