

**198 Pinnacle Drive
Grande Prairie, Alberta****MLS # A2183850****\$259,900**

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,069 sq.ft.	Age:	2005 (19 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Concrete	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/a

Discover the potential of this three-bedroom, one-bathroom home! Situated in a quiet neighborhood of Pinnacle Drive, located on a corner lot. This property is brimming with possibilities for savvy investors or first-time buyers looking for a project. The main floor boasts a spacious living area and a functional kitchen layout, ready for your personal touch. You'll find three well-sized bedrooms and a full bathroom, offering ample space for a growing family or tenants. This home is in need of some TLC due to deferred maintenance, making it an ideal investment property for those with a vision. With the right updates and repairs, this property could shine and become a fantastic income generator or your dream home. Don't miss out on this affordable opportunity to build equity and make your mark! (Property sold "as is, where is.")