

**27 Pinnacle Crossing
Grande Prairie, Alberta**
MLS # A2185253

\$420,000

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,029 sq.ft.	Age:	2005 (20 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

Five bed two bath house with legal secondary basement suite with dual power and dual gas metres. This legal suite has three bedrooms and one bathroom upstairs and two bedrooms and one bathroom in the legal basement suite . Each legal suite has its own entrance laundry furnace, & hot water heater. Total rent is \$3000 a month with tenants paying their own power and gas. For parking there is an extra large 40' x 20' asphalt pad in the backyard with the back alley access and room for more parking if you wanted to add it.