

**34 Pinnacle Point**  
**Grande Prairie, Alberta**

**MLS # A2177085**



**\$449,900**

<b>Division:</b>	Pinnacle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,756 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Jetted Tub, Kitchen Island, Pantry, Walk-In Closet(s)		

**Inclusions:** Shed

NOW OFFERING A \$5,000 UPDATE ALLOWANCE! Welcome to your Pinnacle Ridge! This beautiful 4 bedroom, 3.5 bathroom home offers the perfect blend of comfort and modern living. Nestled in a quiet cul-de-sac, this property backs onto green space, meaning no rear neighbours! Step inside to discover an inviting main floor that seamlessly integrates the kitchen, living, and dining areas. The updated kitchen features an island and modern appliances, including a refrigerator replaced just 3 years ago and a dishwasher that was replaced 2 years ago. Enjoy family gatherings and entertaining in the spacious dining area that flows effortlessly into the cozy living room, with a gas fireplace. New laminate flooring enhances the aesthetic and practicality of this space, making it easy to maintain. From the dining room, step out onto the deck with composite decking, perfect for summer barbecues or enjoying your morning coffee. The yard also features a convenient shed for additional storage, keeping your outdoor space organized and clutter-free. Upstairs, you'll find three well-appointed bedrooms, including the luxurious primary suite, which boasts a walk-in closet and a private ensuite bathroom, featuring a jetted soaker tub and a stand-up shower &ndash; your own personal oasis! The bonus room upstairs provides additional space for a playroom, office, or media room, catering to all your family's needs. The basement offers even more versatility with an extra bedroom and a full bathroom, perfect for guests as a private retreat. Central air conditioning ensures comfort throughout the seasons, while recent updates, including a washer and dryer replaced this year and a hot water tank replaced 3 years ago, add peace of mind to your investment. Completing this fantastic property is a double attached garage, providing ample space for vehicles and additional

storage. Don't miss the opportunity to make this charming home your own! Schedule a showing today and experience the perfect balance of comfort, style, and convenience in Pinnacle Ridge.