

**229 Pinnacle Cove**  
**Grande Prairie, Alberta**

**MLS # A2177515**



**\$306,900**

<b>Division:</b>	Pinnacle Ridge		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,309 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Landscaped		

<b>Heating:</b>	High Efficiency	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	RC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** N/A

VERY WELL-KEPT TOWNHOUSE IN PINNACLE RIDGE!!! This 4 bedroom and 2 1/2 bathroom home is fully developed!! The kitchen has oak cabinets, white appliances, a raised eating bar, and a good-sized dining area. The living has a nice gas fireplace. There is a 2 piece bathroom and laundry room that complete the main floor. The upstairs offers a large primary suite with a full ensuite and closet, bedroom 2 / 3, and another main full bathroom. The basement has a family room and 4th bedroom. The detached garage is 16 x 20. The unit is an end unit, landscaped, and a concrete sidewalk to the front door. This home is perfect for the first-time home buyer or as an investment property. Close to schools and parks. Don't miss out and book your showing today!!!