

**32 Pinnacle Boulevard
Grande Prairie, Alberta**

MLS # A2187583



\$384,900

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,568 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Outside, Parking Pad, See Remarks		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Built-in Features, Open Floorplan, Pantry, See Remarks, Vaulted Ceiling(s)		

Inclusions: 2 of each: stove, refrigerator, washer, dryer. 1 dishwasher. Window coverings & shed.

This impressive & well-kept, fully-developed, 4 bedroom, 3 bathroom home is a true delight - bright, warm and gives off such a positive vibe! Shows fantastic & is super clean. Act quick before it's gone! Host of features await you here including vaulted ceilings, updated lighting fixtures, built-in attributes, plus newer carpet & paint. The main floor, open plan has attractive & ample sized living room, dining area and kitchen with stainless steel appliances plus convenient pantry. Door off of dining area leads to stairs taking you to the back yard. Upstairs has primary bedroom in soothing, tranquil colours with large walk-in closet and ensuite including walk-in shower. 2nd bedroom boasts an awesome, asymmetrical accent wall which is definitely eye-catching and attractive. Main bathroom & hall closet complete the upstairs. Cute laundry room is located just past the coat closet off of front entry. Heading down, there is a fire rated door with thickness to assist in muffling noise from transferring between the levels. 3rd level has walkout to raised patio, large windows letting in tons of natural light, cozy gas fireplace in living room, full bathroom and gorgeous second kitchen very nicely done in modern colouring. 4th level has 2 bedrooms and own laundry in mechanical room. Rent the area out or just enjoy for yourselves! Back alley access to gravelled parking area that can accommodate 3 vehicles plus there is a shed in the backyard for additional storage. You will be super close to a cute little park, walking paths, restaurants, shopping and the Eastlink Centre & multiple schools. Don't delay - call a REALTOR; today for more information or to schedule a viewing!