

**11215 Pinnacle Drive  
Grande Prairie, Alberta**

**MLS # A2192581**



**\$259,900**

<b>Division:</b>	Pinnacle Ridge		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,146 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane		

**Heating:** Forced Air

**Floors:** Carpet, Laminate

**Roof:** Asphalt Shingle

**Basement:** Full, Unfinished

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RC

**Utilities:** -

**Inclusions:** na

This Town house in Pinnacle Ridge has incredible curb appeal. There are two very large bedrooms upstairs, both with full ensuites - TWO MASTER BEDROOMS. One bedroom has a walk in closet and the other bedroom has two separate closets. The main floor has the living room with corner gas fireplace, kitchen and a half bath. The basement is undeveloped. Convenient Bus stop right out your front step.