

# **\$464,900 - 55 Pinnacle Way, Grande Prairie**

MLS® #A2214229

**\$464,900**

5 Bedroom, 3.00 Bathroom, 1,206 sqft

Residential on 0.15 Acres

Pinnacle Ridge., Grande Prairie, Alberta

EXTREMELY WELL TAKEN CARE OF FULLY DEVELOPED HOME IN PINNACLE RIDGE with AC!!! This 5 bedroom and 3 full bathroom home has a walk-out basement with a mother-in-law suite. The kitchen has crisp white cabinets and a grey island with a raised eating bar, stainless steel appliances, a tile backsplash, a corner pantry, and a large dining area with access to the deck. Vinyl plank flooring. There are 2 good size bedrooms and a full bathroom on the main floor. A private primary suite with a 4 piece ensuite and walk-in closet. The basement has a mother-in-law suite (with walk-out) but still functions as a family room if preferred, 2 more bedrooms, vinyl plank flooring in the basement (one bedroom has carpet), a 3rd full bathroom, and a laundry/ storage room. The home is roughed in for central vac. The backyard is fully fenced with a gate to access the walking trails, no rear neighbors, landscaped, RV parking, a stone walkway, 2 large decks, a shed, and a fire pit. New shingles (HAIL RESISTENT) in 2022. Smart Thermostat, rough in for garage heater, H/C taps in garage, wiring for hot tub, to add a few features. The double garage is fully insulated and has a drain. This is a great family home!!! Don't miss out book your showing today!!!

Built in 2005

## **Essential Information**



MLS® #	A2214229
Price	\$464,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,206
Acres	0.15
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

### **Community Information**

Address	55 Pinnacle Way
Subdivision	Pinnacle Ridge.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 2V5

### **Amenities**

Parking Spaces	2
Parking	Double Garage Attached, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, Pantry, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air, None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Out

### **Exterior**

Exterior Features	Playground, Private Entrance
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Lot Description	Greenbelt, Landscaped, Lawn, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 28th, 2025
Days on Market	10
Zoning	RS

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
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