

# \$439,900 - 81 Pinnacle Lake Drive, Grande Prairie

MLS® #A2204717

**\$439,900**

4 Bedroom, 3.00 Bathroom, 1,381 sqft

Residential on 0.12 Acres

Pinnacle Ridge., Grande Prairie, Alberta

Location! Location! Check out this fully developed 1381 sq ft modified bi-level in Pinnacle Ridge. This home features 4 bedrooms, 3 bathrooms, and an open-concept main floor with vaulted ceilings. This home is conveniently located within walking distance of the Eastlink Centre, Public and Catholic high schools, and the South 40 Shopping Centre. This perfect family home is waiting for its new owners.

Built in 2006

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2204717          |
| Price          | \$439,900         |
| Bedrooms       | 4                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,381             |
| Acres          | 0.12              |
| Year Built     | 2006              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | Modified Bi-Level |
| Status         | Active            |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 81 Pinnacle Lake Drive |
| Subdivision | Pinnacle Ridge.        |



|             |                |
|-------------|----------------|
| City        | Grande Prairie |
| County      | Grande Prairie |
| Province    | Alberta        |
| Postal Code | T8W 0A9        |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 4                                   |
| Parking        | Double Garage Attached, Parking Pad |
| # of Garages   | 2                                   |

### Interior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                  |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Oven, Range, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                      |
| Cooling           | None                                                                         |
| Fireplace         | Yes                                                                          |
| # of Fireplaces   | 1                                                                            |
| Fireplaces        | Gas                                                                          |
| Has Basement      | Yes                                                                          |
| Basement          | Finished, Full                                                               |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Other                              |
| Lot Description   | No Neighbours Behind, See Remarks  |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 29th, 2025 |
| Days on Market | 138              |
| Zoning         | RS               |

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

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