

## 6 Pinnacle Crossing Grande Prairie, Alberta

MLS # A2270231



# \$360,000

|                  |                                                               |               |                   |
|------------------|---------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Pinnacle Ridge                                                |               |                   |
| <b>Type:</b>     | Residential/House                                             |               |                   |
| <b>Style:</b>    | Modified Bi-Level                                             |               |                   |
| <b>Size:</b>     | 1,097 sq.ft.                                                  | <b>Age:</b>   | 2006 (19 yrs old) |
| <b>Beds:</b>     | 3                                                             | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Garage Door Opener |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                                                     |               |                   |
| <b>Lot Feat:</b> | Many Trees                                                    |               |                   |

|                    |                                                        |                   |    |
|--------------------|--------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Laminate, Linoleum, Tile                               | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                        | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                                                   | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                               | <b>Zoning:</b>    | RS |
| <b>Foundation:</b> | Poured Concrete                                        | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Jetted Tub, Kitchen Island, Pantry, Vaulted Ceiling(s) |                   |    |

**Inclusions:** n/a

Immediate possession is available on this affordable modified bi level with attached garage in desirable Pinnacle Ridge. This home has a large inviting entrance. The main floor consists of living room with fireplace, kitchen with island & pantry, dining area with access to the deck & yard and one bedroom. Up a few stairs (above the garage) is the primary bedroom with access to the bathroom with separate shower and large jetted tub. The Basement is developed with family room, bathroom and one bedroom. Laundry is also located on the lower level. Garage is finished and has a heater & wash sink (heater & sink hasn't been used by current owners). The backyard has massive trees - in the summer it is totally private. Back yard is also set up with dog run. This home is waiting for someone to come in and fine tune to make it their own. Good value here.