



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

780-831-7725
jackadmin@gpremax.com

13 Pinnacle Lake Drive
Grande Prairie, Alberta

MLS # A2227221



\$629,900

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,841 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Aluminum Siding , Brick, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: 2 tv wall mounts, 2 sheds, garage wall organizers & hooks, 2 GDO & 2 controls, garage heater, drying racks in laundry area

This well-kept modified bi-level offers a great mix of comfort and practicality, perfect for today's homeowner. Built with care and attention to detail, this home features a spacious open-concept layout that works well for both everyday living and entertaining. The kitchen is bright and functional with white cabinets, quartz countertops, and plenty of prep space. It opens into a dining area filled with natural light, with access to a private balcony—great for relaxing or enjoying your morning coffee. The cozy family room includes a gas fireplace, creating a warm and welcoming space to unwind. On the main level, the primary bedroom offers a 4-piece ensuite and a walk-in closet. Upstairs above the garage are two more good-sized bedrooms and another full bathroom—ideal for kids or guests. The walk-out basement is fully finished and includes a large family room with another gas fireplace and lots of room for a games area or pool table. There's also a flex room (8'10 x 9'10) currently set up as a gym, which could easily be turned into a fourth bedroom, plus a 4-piece bathroom and plenty of storage including under the window benches. Outside, the yard is beautifully landscaped and includes an exposed aggregate pad patio. The home backs onto Pinnacle Lake, giving you peaceful views and no neighbors behind. Close to schools, shopping amenities, restaurants, medical offices & Eastlink Centre. This home has the perfect balance of location, luxury, functionality, and style. This one is worth a look!