



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

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11430 Pinnacle Drive  
Grande Prairie, Alberta

MLS # A2286302



\$389,900

|             |  |            |    |
|-------------|--|------------|----|
| Heating:    | High Efficiency, Forced Air, Natural Gas | Water:     | -  |
| Floors:     | Laminate, Linoleum                       | Sewer:     | -  |
| Roof:       | Asphalt Shingle                          | Condo Fee: | -  |
| Basement:   | Full                                     | LLD:       | -  |
| Exterior:   | Vinyl Siding, Wood Frame                 | Zoning:    | RS |
| Foundation: | Poured Concrete                          | Utilities: | -  |
| Features:   | See Remarks                              |            |    |
| Inclusions: | window coverings                         |            |    |

Welcome to this 1,186 sq ft bi-level located in the highly sought-after community of Pinnacle Ridge; just a short walk to Isabel Campbell K&ndash;8 school &mdash; an ideal location for families. Built in 2008, this home offers nice layout featuring vaulted ceilings in the living area. You will love the functional kitchen layout and spacious dining area. From the dining area one can access the covered upper deck plus a large lower deck, ideal for relaxing or hosting guests. The landscaped and fully fenced yard offers space for kids, pets, and outdoor enjoyment. The home has 3 bedrooms and 2 full bathrooms, including a comfortable primary suite. The laundry is located in the basement and the space is currently undeveloped, providing an excellent opportunity to design and finish the space exactly to your needs &mdash; whether that&rsquo;s 1 or 2 additional bedrooms, a rec room, and storage space. The double garage allows for you to keep your vehicle out of the weather. Located in a family-friendly neighbourhood close to parks, walking trails, and all amenities, this is a fantastic opportunity to own a solid home in a great area. Contact your Realtor today to view this home.