

11334 Pinnacle Drive  
Grande Prairie, Alberta

MLS # A2164143



**\$339,900**

<b>Division:</b>	Pinnacle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,100 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Concrete Driveway, Garage Door Opener, Garage Faces		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	rs
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, High Ceilings, Laminate Counters, Open Floorplan, Pantry, Tankless Hot Water, Vinyl Windows		

**Inclusions:** NONE

3 BED 2 BATH BUNGALOW house in Pinnacle with attached garage, separate entrance to basement, and IMMEDIATE POSSESSION! This custom home has many great bonus features that homes in this price range do not normally have, extra details were thought through by the owners when built: hot water on demand, composite deck, RV side gate, linen closets in both bathrooms, luxury hardwood flooring, spray foam insulation around basement perimeter, storage mezzanine in the garage, separate entrance to the basement through the garage, and the owners are almost done the NEW SIDE FENCE AND RV GATE! The main floor of this home features an open-concept layout with vaulted ceilings. The kitchen has an eating bar, a pantry with a light and an induction stove! There are 3 roomy bedrooms upstairs including the master bedroom which has a walk in closet, hardwood flooring and a 4 piece ensuite bathroom. The basement is wide open and ready for you to use your imagination to create a great living space or maybe use that unque basement entrance to create a suite?( city was contacted and there are no suites within a 30M radius so this property could qualify for a legal secondary suite) The owners are just finishing the new fence on both sides and it will have a man gate on the west side and an RV side gate at the back. The backyard is fully fenced and features a composite deck. The 14'x22' attached garage has a huge storage mezanine and a side man door and another door that leads onto the staircase to the basement! If you want a turn key home with immediate possession at a price that won't break the bank this property is a winner. Pinnacle is an excellent location close to schools, Eastlink center and is located in the south west corner of the city. As an added bonus there is a bus stop right beside this property.