



**18 Pinnacle Street  
Grande Prairie, Alberta**

**MLS # A2282911**

**\$369,900**



<b>Division:</b>	Pinnacle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,523 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Pantry		

**Inclusions:** N/A

Beautiful family home located in the desirable Pinnacle Ridge neighborhood, vacant and ready for quick possession. This well-designed property offers 3 bedrooms, 2.5 bathrooms, plus a main-floor den/office with sliding doors that can easily be converted into a fourth bedroom. The spacious primary bedroom features a walk-in closet and private ensuite, while the two additional bedrooms share a full bathroom. Recent updates include fresh paint in select rooms and professionally steam-cleaned carpets, making this home move-in ready. The open basement is primed for future development and creative ideas. Enjoy the landscaped and fully fenced backyard, complete with an approximate 10' x 16' workshop or storage shed. Rear access offers two gravel parking stalls, with additional street parking available out front. A fantastic opportunity in a family-friendly neighborhood — schedule your showing today!