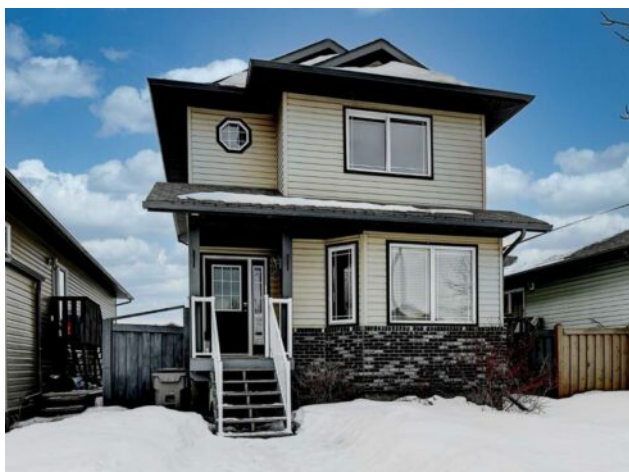


**18 Pinnacle Street
Grande Prairie, Alberta**

MLS # A2282911



\$369,900

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	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!