

**58 Pinnacle Crossing
Grande Prairie, Alberta**

MLS # A2283720



\$324,900

Division: Pinnacle Ridge

Type: Residential/House

Style: Bungalow

Size: 882 sq.ft. **Age:** 2004 (22 yrs old)

Beds: 2 **Baths:** 1

Garage: Parking Pad

Lot Size: 0.09 Acre

Lot Feat: Back Lane, City Lot

Heating: Forced Air

Water: -

Floors: Laminate, Vinyl

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Wood Frame

Zoning: RS

Foundation: Poured Concrete

Utilities: -

Features: See Remarks

Inclusions: POOL TABLE , WINDOW COVERINGS

Located in Pinnacle Ridge, this beautifully maintained 882 sq ft bungalow shows exceptionally well and would make an ideal starter home or revenue property. The main floor features 2 bedrooms, 1 bathroom, an abundance of natural light, charming decorative arches, and a well-sized kitchen with maple cabinets overlooking the dining area. The fully developed basement offers a spacious family/rec room complete with a wet bar and pool table—perfect for entertaining. Outside, you'll find a fully fenced and landscaped backyard with additional parking accessible from the alley. Conveniently located close to schools and parks, this home clearly reflects pride of ownership inside and out.