

# \$319,900 - 3 Pinnacle Boulevard, Grande Prairie

MLS® #A2226127

**\$319,900**

4 Bedroom, 4.00 Bathroom, 1,334 sqft

Residential on 0.05 Acres

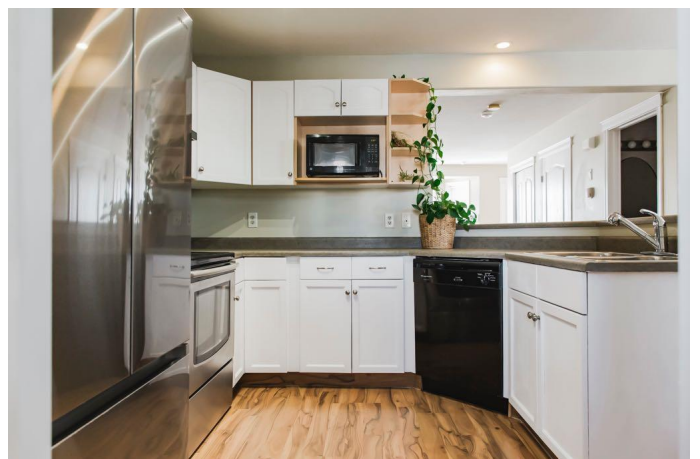
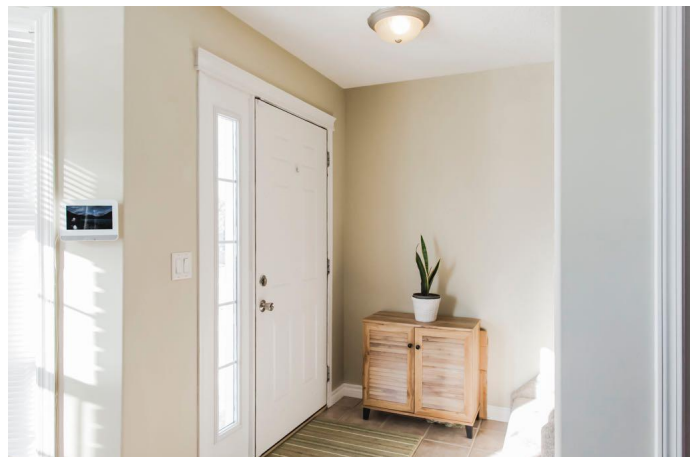
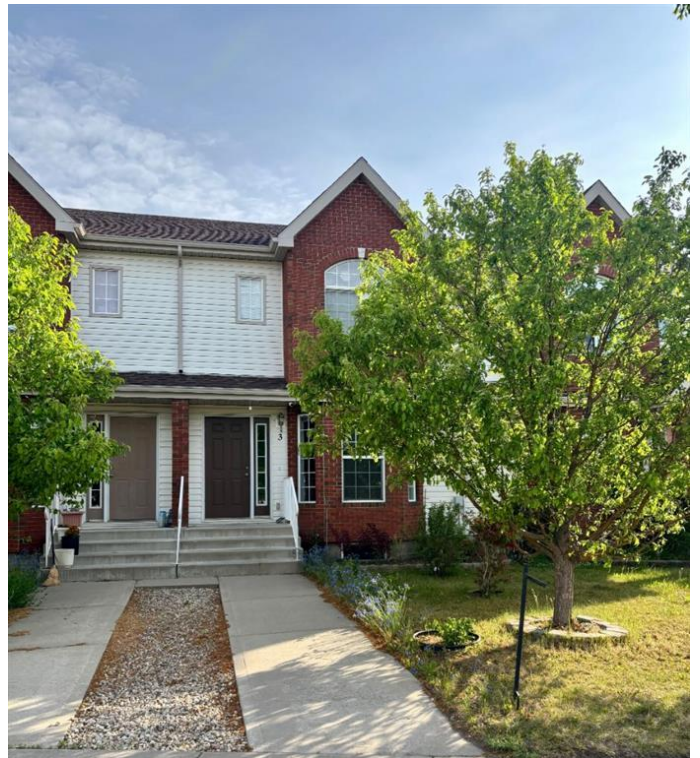
Pinnacle Ridge., Grande Prairie, Alberta

Welcome to your home in the beautiful Highlands in Pinnacle Ridge! This property boasts new laminate and carpet flooring, a new fridge, and a newer roof. Inside, you'll find 4 bedrooms and 3.5 baths, with convenient main-floor laundry. The spacious master bedroom can easily accommodate a king-sized bed, featuring vaulted ceilings and a 3-piece ensuite. The kitchen includes a raised bar for casual dining and space for a large dining table. The sunlit living room has large bay windows, and there's a half bath on the main floor. The lower level offers a large entertainment/games room, an additional bedroom, a full bath, and plenty of storage. Outside, enjoy a fenced and landscaped backyard with a shed, garden and patio area—perfect for relaxing or entertaining.

Built in 2004

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2226127  |
| Price     | \$319,900 |
| Bedrooms  | 4         |
| Bathrooms | 4.00      |



|                |               |
|----------------|---------------|
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,334         |
| Acres          | 0.05          |
| Year Built     | 2004          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 3 Pinnacle Boulevard |
| Subdivision | Pinnacle Ridge.      |
| City        | Grande Prairie       |
| County      | Grande Prairie       |
| Province    | Alberta              |
| Postal Code | T8W2X7               |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | No Animal Home, Vinyl Windows                          |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                             |
| Cooling           | None                                                   |
| Has Basement      | Yes                                                    |
| Basement          | Finished, Full                                         |

### Exterior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior Features | Garden                                                                      |
| Lot Description   | Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Street Lighting |
| Roof              | Asphalt Shingle                                                             |
| Construction      | Brick, Vinyl Siding                                                         |
| Foundation        | Poured Concrete                                                             |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 69             |
| Zoning         | RC             |

### **Listing Details**

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Century 21 Grande Prairie Realty Inc. |
|----------------|---------------------------------------|

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