

# **\$310,000 - 10 Pinnacle Avenue, Grande Prairie**

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MLS® #A2197414

**\$310,000**

4 Bedroom, 3.00 Bathroom, 1,261 sqft

Residential on 0.06 Acres

Pinnacle Ridge., Grande Prairie, Alberta

Very popular! This fully-developed, end unit townhouse is in the 'Pinnacle Ridge' subdivision. The attractive brick front, two-storey style home has 4 bedrooms & 3 bathrooms. Front entry leads to the living room with big bay windows and cozy, corner gas fireplace. Head from there past the handy, half bathroom to the kitchen with counter's eat-up ledge and dining area. Door can be closed to the walk-thru pantry and laundry combo room which also has the back yard access.

Attractive, updated flooring runs throughout the main level. Primary bedroom upstairs has nice windows, full ensuite, and this level also possesses 2 more bedrooms, full main bathroom & hall closet. Downstairs was professionally developed and has family room, huge bedroom with lots of closet space & 4-piece bathroom ensuite, which would be great area for a teenager or long-term guest. Back alley access to rear paved parking pad. Schools, Pinnacle Lake & walking trails, Eastlink Centre, South 40 Shopping Centre, and so much more, are all nearby.

\*\*\*Please note: 3D Tour & photos from when unit was vacant. Currently tenant occupied. 24 hours notice required for showings. Lease ends June 30, 2025 and rent is \$1,850. Tenant is responsible for utilities.\*\*\* Call a REALTOR® today for details or to view!

Built in 2003

## **Essential Information**



MLS® #	A2197414
Price	\$310,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,261
Acres	0.06
Year Built	2003
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	10 Pinnacle Avenue
Subdivision	Pinnacle Ridge.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 2W6

### Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	2
Parking	Alley Access, Outside, Paved

### Interior

Interior Features	Pantry, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior



Exterior Features	Other
Lot Description	Back Lane, Landscaped, Lawn, Few Trees, Front Yard, Irregular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 24th, 2025
Days on Market	12
Zoning	RC

**Listing Details**

Listing Office	Royal LePage - The Realty Group
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