

**63 pinnacle lake Drive
Grande Prairie, Alberta**

MLS # A2170304



\$519,900

Division:	Pinnacle Ridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,544 sq.ft.	Age:	2006 (18 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Cul-De-Sac, Few Trees, Lake, Lawn, Garden, No Neighbours Behind, Lands		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	See Remarks	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER, DRYER, BLINDS, CURTAIN RODS, SHED, GARAGE HEATER

**** IMMEDIATE POSSESSION **** Backs onto Pinnacle Lake. Recently renovated home includes updated cabinets with soft close hinges, paint, flooring, light fixtures and a beautiful shiplap feature wall. The main level consists of a open area with vaulted ceilings, vinyl plank flooring, oversized living and dining room and a stunning kitchen. The main level also has 2 good sized bedrooms and a full bathroom. Above the garage you will find a large master bedroom complimented by a walk-in closet and great en-suite. The basement is fully finished with a living area, bedroom and a full bathroom. The back yard has a maintenance free deck, garden boxes, a shed and a stunning view. The front yard offers a large stamped concrete driveway, heated garage and great curb appeal. Listing agent is a licensed realtor in the province of Alberta.