



**GRASSROOTS**  
REALTY GROUP

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**231 Pinnacle Cove**  
**Grande Prairie, Alberta**

**MLS # A2209268**



**\$309,900**

<b>Division:</b>	Pinnacle Ridge		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,295 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Unfinished
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Breakfast Bar, Laminate Counters, No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	RC
<b>Utilities:</b>	-

**Inclusions:** N/A

PINNACLE HIGHLANDS TOWNHOME WITH SINGLE DETACHED GARAGE. Located on a quiet keyhole crescent with very low traffic and close to schools, shopping, eastlink centre and everything the south side of Grande Prairie has to offer. This home is well maintained with recent flooring upgrades and offering 3 bedrooms + 2.5 bathrooms. The main floor offers spacious living room, great kitchen area with plenty of cabinet & counter top space. Rear entry way mudroom with main floor laundry and access to the back deck + garage. Upper level has large primary bedroom with ensuite, full main bath + 2 additional bedrooms. Laminate & vinyl plank flooring throughout the top two levels. Basement level is undeveloped and ready to create additional space to fit your needs. No Condo fees to be found. Tenant in place may require 90 days notice for vacant possession. Call a Realtor today to book your private showing. \*Listing agent is related to the owners.