



**11506 Pinnacle Drive  
Grande Prairie, Alberta**

**MLS # A1000746**



**\$364,900**

<b>Division:</b>	Pinnacle Ridge.		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,284 sq.ft.	<b>Age:</b>	2011 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Driveway, Attached, Double Garage Attached		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Back Yard, Near Shopping Center, Landscaped, Near Public Transit		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Open Floorplan, Sump Pump(s), Walk-In Closet(s)		

**Inclusions:** N/A

Well maintained one owner Dirham built modified bi-level is located in the family friendly neighborhood of Pinnacle Ridge. Home features open concept floorplan. Kitchen and dining room are spacious and feature ample supply of espresso cabinets with tiled backsplash and stainless steel appliances (dishwasher is 3 months old). Living room features inviting gas fireplace. Main level is completed with 2 nice bedrooms as well as a full bathroom. Master bedroom over garage includes 3 piece ensuite and walk in closet. Basement only needs flooring & trim to be completely developed. You will find a family room, rec room space, large bedroom, 3 piece bathroom as well as utility room with laundry and sink. Backyard is fenced and landscaped with 2 tiered deck, top deck is even covered.