

## 26 Pinnacle Grove Grande Prairie, Alberta

**MLS # A2263458**



**\$339,999**

<b>Division:</b>	Pinnacle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,471 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Parking Pad, See Remarks		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Cul-De-Sac, Street Lighting, Treed, Triangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Shed

This four-level split walkout sits on a beautiful fenced and treed oversized lot with back-alley access, giving you tons of space for a future detached garage, extra parking, or that garden you've been dreaming about. The walkout level opens right into the yard, perfect for kids, pets, or easy-going backyard get-togethers that move seamlessly from inside to out. Step inside and you'll find an open-concept layout that feels bright, warm, and connected. There's space for everyone, whether it's teens wanting their own level or little ones playing safely in the yard. Tucked away on a quiet, cul-de-sac in Pinnacle Ridge, you're still just minutes from schools, trails, and shopping, giving you the best of both worlds. If you've been looking for a place that feels like home and offers room to grow, this one's ready for you. Call to book your showing today!