

155 Pinnacle Avenue  
Grande Prairie, Alberta

MLS # A2301888



**\$449,900**

<b>Division:</b>	Pinnacle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,136 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, RV Access/Parking		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Corner Lot, Landscaped, See Remarks		

**Heating:** Forced Air

**Floors:** Carpet, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** High Ceilings, Kitchen Island, Pantry, See Remarks, Storage

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RS

**Utilities:** -

**Inclusions:** NA

Welcome to this well-maintained 4-level split in the desirable neighbourhood of Pinnacle Ridge, close to walking trails, schools, and the Eastlink Centre. Offering a functional layout and thoughtful updates, including new shingles (Summer 2025), this home is perfect for families looking for both space and convenience. The main floor features a bright living room along with an open kitchen and dining area, creating a comfortable space for everyday living and entertaining. Just off the kitchen, you'll find access to a large composite deck overlooking the backyard. Upstairs, the primary bedroom includes its own ensuite and two generous closets. Two additional bedrooms and a full bathroom complete the upper level. The first lower level offers a cozy family room highlighted by a beautiful fireplace, along with another full bathroom and an additional bedroom, making it a great space for guests or a growing family. The lowest level provides a versatile flex space ideal for a media room, play area, or home gym, along with a dedicated laundry area. Outside, the property features a double attached garage and space for RV parking, adding extra convenience and flexibility. A great opportunity to own a move-in ready home in a family-friendly location.