

11522 Pinnacle Drive  
Grande Prairie, Alberta

MLS # A2296350



## \$430,000

<b>Division:</b>	Pinnacle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,472 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Front Yard, Gentle Sloping, Landscaped, Rectangular Lot		

<b>Heating:</b>	High Efficiency	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Closet Organizers, Open Floorplan		

**Inclusions:** N/A

Welcome to this well-maintained detached home in the desirable community of Pinnacle Ridge. This vacant property offers quick possession, making it ideal for buyers looking for a seamless move. The home features 3 bedrooms and 2.5 bathrooms, with a functional and family-friendly layout. The spacious primary bedroom includes a large ensuite and a walk-in closet, providing a comfortable retreat. Bright and inviting open concept living spaces offer plenty of room for everyday living and entertaining. Located close to schools, parks, and amenities, this property is a great opportunity for families or first-time buyers. Call your realtor to book a showing today!