

\$310,000 - 10 Pinnacle Avenue, Grande Prairie

MLS® #A2197414

\$310,000

4 Bedroom, 3.00 Bathroom, 1,261 sqft
Residential on 0.06 Acres

Pinnacle Ridge., Grande Prairie, Alberta

Very popular! This fully-developed, end unit townhouse is in the 'Pinnacle Ridge' subdivision. The attractive brick front, two-storey style home has 4 bedrooms & 3 bathrooms. Front entry leads to the living room with big bay windows and cozy, corner gas fireplace. Head from there past the handy, half bathroom to the kitchen with counter's eat-up ledge and dining area. Door can be closed to the walk-thru pantry and laundry combo room which also has the back yard access.

Attractive, updated flooring runs throughout the main level. Primary bedroom upstairs has nice windows, full ensuite, and this level also possesses 2 more bedrooms, full main bathroom & hall closet. Downstairs was professionally developed and has family room, huge bedroom with lots of closet space & 4-piece bathroom ensuite, which would be great area for a teenager or long-term guest. Back alley access to rear paved parking pad. Schools, Pinnacle Lake & walking trails, Eastlink Centre, South 40 Shopping Centre, and so much more, are all nearby.

Please note: 3D Tour & photos from when unit was vacant. Currently tenant occupied. 24 hours notice required for showings. Lease ends June 30, 2025 and rent is \$1,850. Tenant is responsible for utilities. Call a REALTOR® today for details or to view!

Built in 2003

Essential Information



MLS® # A2197414
 Price \$310,000
 Bedrooms 4
 Bathrooms 3.00
 Full Baths 2
 Half Baths 1
 Square Footage 1,261
 Acres 0.06
 Year Built 2003
 Type Residential
 Sub-Type Row/Townhouse
 Style 2 Storey
 Status Active

Community Information

Address 10 Pinnacle Avenue
 Subdivision Pinnacle Ridge.
 City Grande Prairie
 County Grande Prairie
 Province Alberta
 Postal Code T8W 2W6

Amenities

Utilities Electricity Connected, Natural Gas Connected
 Parking Spaces 2
 Parking Alley Access, Outside, Paved

Interior

Interior Features Pantry, See Remarks
 Appliances Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
 Heating Forced Air, Natural Gas
 Cooling None
 Fireplace Yes
 # of Fireplaces 1
 Fireplaces Gas, Living Room
 Has Basement Yes
 Basement Finished, Full

Exterior



Exterior Features	Other
Lot Description	Back Lane, Landscaped, Lawn, Few Trees, Front Yard, Irregular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 24th, 2025
Days on Market	4
Zoning	RC

Listing Details

Listing Office	Royal LePage - The Realty Group
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