

# \$369,900 - 32 Pinnacle Street, Grande Prairie

MLS® #A2221114

## \$369,900

4 Bedroom, 2.00 Bathroom, 1,466 sqft

Residential on 0.10 Acres

Pinnacle Ridge., Grande Prairie, Alberta

Welcome to this beautifully updated 4-level split home. Featuring 3 bedrooms and 1 bathroom upstairs. This home boasts newer flooring throughout, a cozy gas fireplace, and an open-concept main level with vaulted ceilings that create a bright, airy feel. The kitchen offers plenty of cabinet space, a corner pantry, and a layout perfect for families. Downstairs, youâ€™™ll find a self-contained, non-conforming 1-bedroom, 1-bathroom suite with its own kitchen, island, and laundry. This suite has been updated with newer finishes and provides a comfortable, private living space. Both suites are currently rented with long-term tenants in place, upstairs pay \$2000.00 per month and downstairs pay \$1400.00 making this an excellent turnkey investment opportunity. Enjoy the outdoors with separate fenced yards for each suite. Rear parking provides added convenience. Located close to schools, shopping, bus routes and other amenities, this home is a must see! Schedule your viewing today!

Built in 2006

## Essential Information

MLS® #	A2221114
Price	\$369,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	1,466
Acres	0.10
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	32 Pinnacle Street
Subdivision	Pinnacle Ridge.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 0A9

### Amenities

Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Kitchen Island
Appliances	Other
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

### Additional Information

Date Listed	May 15th, 2025
Days on Market	12
Zoning	RS

## **Listing Details**

Listing Office	Sutton Group Grande Prairie Professionals
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