

# \$279,900 - 246 Pinnacle Drive, Grande Prairie

MLS® #A2233801

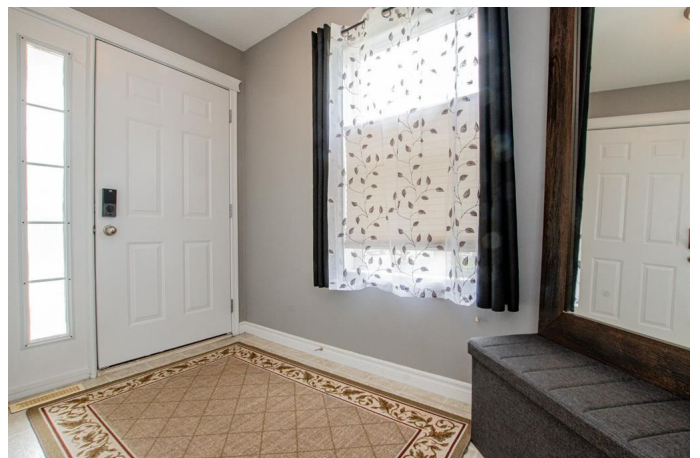
**\$279,900**

2 Bedroom, 1.00 Bathroom, 973 sqft

Residential on 0.06 Acres

Pinnacle Ridge., Grande Prairie, Alberta

Welcome to this tastefully updated 2-bedroom, 1-bathroom end-unit townhouse offering approximately 973 sq ft of refined living space. Say goodbye to stairs—this bungalow offers a spacious, open-concept floor plan all on one level including main floor laundry providing accessible living. From the moment you step inside, you™ll be greeted by freshly painted interiors, custom blinds throughout, and an inviting main floor designed for both comfort and style. The spacious living area flows seamlessly into a well-appointed kitchen featuring motion sensor light strips and a speed bake oven—perfect for the home chef. Two sunlit bedrooms provide serene retreats and share a full bath completing the main floor. The thoughtfully framed basement—with nearly complete electrical, plumbing, and a functioning bathroom—presents a rare opportunity to create a fully customized lower-level sanctuary, home office, or additional suite. Additional highlights include a brand-new washer, no HOA fees, new security system installed and a prime location ideal for first-time homeowners, savvy investors, or renovators with vision. With solid bones and remarkable upside, this home is more than move-in ready—it™s the canvas for your next chapter. Opportunities like this are rare—schedule your private showing today and experience the charm, value, and promise of this exceptional property.



Built in 2003

### **Essential Information**

MLS® #	A2233801
Price	\$279,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	973
Acres	0.06
Year Built	2003
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

### **Community Information**

Address	246 Pinnacle Drive
Subdivision	Pinnacle Ridge.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 2W6

### **Amenities**

Parking Spaces	2
Parking	Off Street, Parking Pad

### **Interior**

Interior Features	Open Floorplan, Pantry, See Remarks
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

**Exterior**

Exterior Features	None
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 25th, 2025
Days on Market	5
Zoning	RC

**Listing Details**

Listing Office	RE/MAX Grande Prairie
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