

# \$409,900 - 10 Pinnacle Lane, Grande Prairie

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MLS® #A2221124

**\$409,900**

4 Bedroom, 2.00 Bathroom, 1,724 sqft

Residential on 0.16 Acres

Pinnacle Ridge., Grande Prairie, Alberta

GREAT INVESTMENT OPPORTUNITY OR OFFSET YOUR OWN MORTGAGE WITH RENTAL INCOME!!! THIS LEGAL CONFORMING UP/ DOWN DUPLEX IS LOCATED ON A QUIET STREET IN PINNACLE RIDGE WITH BACK ALLEY ACCESS AND ATTACHED GARAGE!!! There are 3 bedrooms and 1 bathroom in the upper unit and 2 bedrooms and 1 bathroom in the lower unit. Bright and open floor plan with vaulted ceilings and huge kitchen with corner pantry in the upper unit. The primary bedroom has walk-through access to the main bathroom. 2 more good size bedrooms. The lower unit has access from the rear of the property, 2 bedrooms, 1 bathroom, and access to the attached garage. Book your showing today!! BASEMENT RENTED \$1650 TO LONG TIME TENANT AND UPSTAIRS WILL BE VACANT FOR POSSESSION TO MOVE IN OR RENT FOR TOP DOLLAR! CLOSE TO SCHOOLS, WALKING TRAILS, EASTLINK CENTER AND MUCH MORE!



Built in 2003

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2221124  |
| Price      | \$409,900 |
| Bedrooms   | 4         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |

|                |             |
|----------------|-------------|
| Square Footage | 1,724       |
| Acres          | 0.16        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 10 Pinnacle Lane |
| Subdivision | Pinnacle Ridge.  |
| City        | Grande Prairie   |
| County      | Grande Prairie   |
| Province    | Alberta          |
| Postal Code | T8W 2V8          |

**Amenities**

|                |                               |
|----------------|-------------------------------|
| Parking Spaces | 2                             |
| Parking        | Double Garage Detached, Paved |
| # of Garages   | 2                             |

**Interior**

|                   |                               |
|-------------------|-------------------------------|
| Interior Features | Laminate Counters             |
| Appliances        | Dishwasher, Dryer, Electric S |
| Heating           | Forced Air                    |
| Cooling           | None                          |
| Has Basement      | Yes                           |
| Basement          | Full, Suite                   |

**Exterior**

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Playground, Private Entrance |
| Lot Description   | Back Yard, Landscaped, Law   |
| Roof              | Asphalt Shingle              |
| Construction      | Vinyl Siding                 |
| Foundation        | Poured Concrete              |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 9th, 2025 |
| Days on Market | 16             |



ZoningRS

Listing Details

Listing OfficeRE/MAX Grande Prairie

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