

# \$360,000 - 6 Pinnacle Crossing, Grande Prairie

MLS® #A2270231

## \$360,000

3 Bedroom, 2.00 Bathroom, 1,097 sqft

Residential on 0.10 Acres

Pinnacle Ridge., Grande Prairie, Alberta

Immediate possession is available on this affordable modified bi level with attached garage in desirable Pinnacle Ridge. This home has a large inviting entrance. The main floor consists of living room with fireplace, kitchen with island & pantry, dining area with access to the deck & yard and one bedroom. Up a few stairs (above the garage) is the primary bedroom with access to the bathroom with separate shower and large jetted tub. The Basement is developed with family room, bathroom and one bedroom. Laundry is also located on the lower level. Garage is finished and has a heater & wash sink (heater & sink hasn't been used by current owners). The backyard has massive trees - in the summer it is totally private. Back yard is also set up with dog run. This home is waiting for someone to come in and fine tune to make it their own. Good value here.

Built in 2006

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2270231  |
| Price          | \$360,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,097     |
| Acres          | 0.10      |
| Year Built     | 2006      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Detached          |
| Style    | Modified Bi-Level |
| Status   | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 6 Pinnacle Crossing |
| Subdivision | Pinnacle Ridge.     |
| City        | Grande Prairie      |
| County      | Grande Prairie      |
| Province    | Alberta             |
| Postal Code | T8W 0A9             |

### Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Parking Spaces | 4                                                             |
| Parking        | Concrete Driveway, Double Garage Attached, Garage Door Opener |
| # of Garages   | 2                                                             |

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Jetted Tub, Kitchen Island, Pantry, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                |
| Cooling           | None                                                   |
| Fireplace         | Yes                                                    |
| # of Fireplaces   | 1                                                      |
| Fireplaces        | Gas, Living Room                                       |
| Has Basement      | Yes                                                    |
| Basement          | Full                                                   |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Yard             |
| Lot Description   | Many Trees               |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 12th, 2025 |
| Days on Market | 4                   |

Zoning                      RS

**Listing Details**

Listing Office              RE/MAX Grande Prairie

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