

# \$340,000 - 85 Pinnacle Crossing, Grande Prairie

MLS® #A2236837

**\$340,000**

5 Bedroom, 2.00 Bathroom, 902 sqft

Residential on 0.08 Acres

Pinnacle Ridge., Grande Prairie, Alberta

Welcome to this beautifully maintained home, ideally located in the heart of Pinnacle Ridge—just steps from schools, shopping, playgrounds, walking trails, and the Eastlink Centre. Step inside to discover vaulted ceilings and an open-concept layout that flows seamlessly through the bright and airy living and dining spaces. Large windows flood the main floor with natural light, while the U-shaped kitchen features updated countertops and a handy corner pantry.

The main floor offers two bedrooms, including a spacious primary retreat. Downstairs, the fully finished basement expands your living space with a generous family room, three additional bedrooms, a full bathroom, storage nook, and a laundry/mechanical room. Enjoy the benefits of a large rectangular lot with rear alley access, a double parking pad, and room for a future garage or RV parking. Bonus: New hot water tank installed in April 2025. This move-in-ready gem combines comfort, space, and location—everything you need in your next home!

Built in 2004

## Essential Information

MLS® #                      A2236837

Price                        \$340,000

Bedrooms                5



|                |             |
|----------------|-------------|
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 902         |
| Acres          | 0.08        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 85 Pinnacle Crossing |
| Subdivision | Pinnacle Ridge.      |
| City        | Grande Prairie       |
| County      | Grande Prairie       |
| Province    | Alberta              |
| Postal Code | T8w2x4               |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Open Floorplan                                                     |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Washer, Electric Range |
| Heating           | Forced Air, Natural Gas                                            |
| Cooling           | None                                                               |
| Has Basement      | Yes                                                                |
| Basement          | Finished, Full                                                     |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Other                    |
| Lot Description   | Back Lane, City Lot      |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | July 3rd, 2025 |
|-------------|----------------|

|                |    |
|----------------|----|
| Days on Market | 44 |
| Zoning         | RS |

**Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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