

# \$309,900 - 231 Pinnacle Cove, Grande Prairie

MLS® #A2209268

**\$309,900**

3 Bedroom, 3.00 Bathroom, 1,295 sqft

Residential on 0.06 Acres

Pinnacle Ridge., Grande Prairie, Alberta

PINNACLE HIGHLANDS TOWNHOME WITH SINGLE DETACHED GARAGE. Located on a quiet keyhole crescent with very low traffic and close to schools, shopping, eastlink centre and everything the south side of Grande Prairie has to offer. This home is well maintained with recent flooring upgrades and offering 3 bedrooms + 2.5 bathrooms. The main floor offers spacious living room, great kitchen area with plenty of cabinet & counter top space. Rear entry way mudroom with main floor laundry and access to the back deck + garage.

Upper level has large primary bedroom with ensuite, full main bath + 2 additional bedrooms. Laminate & vinyl plank flooring throughout the top two levels. Basement level is undeveloped and ready to create additional space to fit your needs. No Condo fees to be found. Tenant in place may require 90 days notice for vacant possession. Call a Realtor today to book your private showing. \*Listing agent is related to the owners.

Built in 2004

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2209268  |
| Price      | \$309,900 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,295         |
| Acres          | 0.06          |
| Year Built     | 2004          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 231 Pinnacle Cove |
| Subdivision | Pinnacle Ridge.   |
| City        | Grande Prairie    |
| County      | Grande Prairie    |
| Province    | Alberta           |
| Postal Code | T8W 2W6           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | Breakfast Bar, Laminate Counters, No Smoking Home |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer  |
| Heating           | Forced Air, Natural Gas                           |
| Cooling           | None                                              |
| Has Basement      | Yes                                               |
| Basement          | Full, Unfinished                                  |

### Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | None                                              |
| Lot Description   | Back Lane, Back Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                   |
| Construction      | Brick, Vinyl Siding, Wood Frame                   |
| Foundation        | Poured Concrete                                   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 11              |

Zoning

RC

Listing Details

Listing Office

RE/MAX Grande Prairie



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