

# \$349,900 - 85 Pinnacle Crossing, Grande Prairie

MLS® #A2236837

**\$349,900**

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                     \$349,900

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, Electric Range, Microwave, Refrigerator, Washer
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	14
Zoning	RS

## **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.