

# \$297,000 - 12 Pinnacle Avenue, Grande Prairie

MLS® #A2232133

**\$297,000**

3 Bedroom, 3.00 Bathroom, 1,330 sqft  
Residential on 0.05 Acres

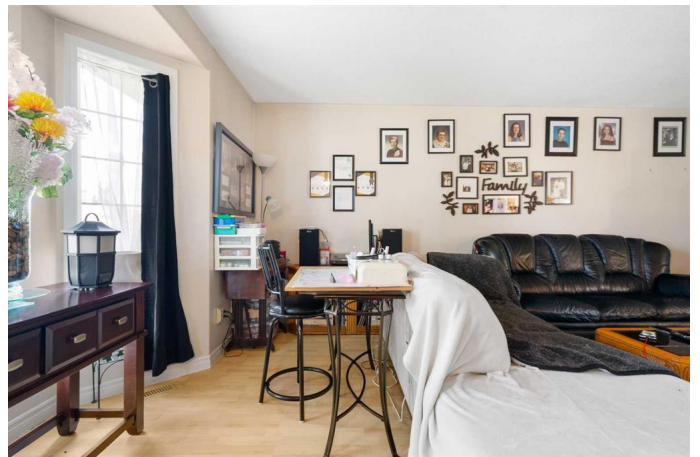
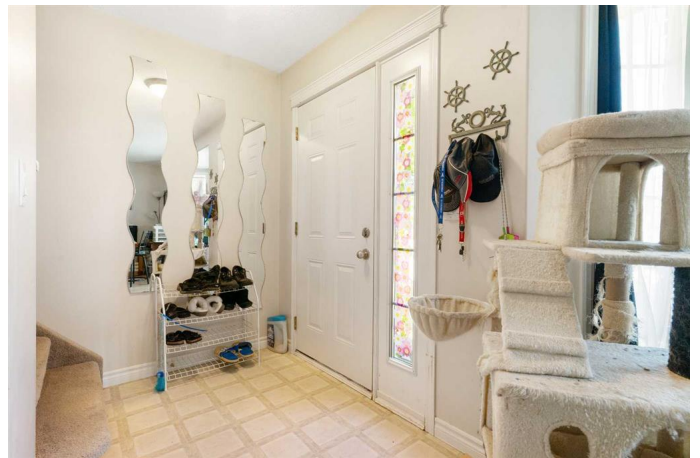
Pinnacle Ridge., Grande Prairie, Alberta

Welcome to this affordable 3-bedroom, 2.5-bathroom home located in the heart of Pinnacle, right on Pinnacle Avenue! With parks, restaurants, shopping, and even swimming all nearby, this is a great spot for families looking for a convenient and welcoming neighborhood to call home.

Inside, the main level features a bright and functional layout, including a spacious living room, dining area, and kitchen with lots of natural light. You'll love the convenience of main floor laundry, plus there's a half bath on the main level for guests. Upstairs, you'll find all three bedrooms, including a primary suite with its own private ensuite bathroom, and an additional full bathroom for the kids or guests.

The unfinished basement is a blank canvas, waiting for your personal touch—build the space you've been dreaming about, whether it's a rec room, gym, or extra bedrooms. Outside, there's back alley access with parking, plus room for a small yard or outdoor seating area.

Now, let's be real—this home does need a little love. The carpets are well worn, and the shingles will likely need replacing in the near future. But that's where the opportunity comes in! Priced under \$300,000, this is your chance to get into the market with a home you can make your own, add value to, and grow in



over time. With mortgage payments likely cheaper than rent, why not start investing in your future and build equity in a place thatâ€™s truly yours?

Whether you're a first-time buyer, investor, or someone looking for a project with great potential, this Pinnacle home is worth a look. Possession available before school startsâ€”book your showing today and imagine the possibilities!

Built in 2003

**Essential Information**

MLS® #	A2232133
Price	\$297,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,330
Acres	0.05
Year Built	2003
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	12 Pinnacle Avenue
Subdivision	Pinnacle Ridge.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W2W6

**Amenities**

Parking Spaces	2
Parking	Parking Pad

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Brick
Foundation	Poured Concrete

## Additional Information

Date Listed	June 27th, 2025
Days on Market	1
Zoning	RC

## Listing Details

Listing Office	KIC Realty
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