

# \$409,900 - 10 Pinnacle Lane, Grande Prairie

---

MLS® #A2221124

**\$409,900**

4 Bedroom, 2.00 Bathroom, 1,724 sqft

Residential on 0.16 Acres

Pinnacle Ridge., Grande Prairie, Alberta

GREAT INVESTMENT OPPORTUNITY OR OFFSET YOUR OWN MORTGAGE WITH RENTAL INCOME!!! THIS LEGAL CONFORMING UP/ DOWN DUPLEX IS LOCATED ON A QUIET STREET IN PINNACLE RIDGE WITH BACK ALLEY ACCESS AND ATTACHED GARAGE!!! There are 3 bedrooms and 1 bathroom in the upper unit and 2 bedrooms and 1 bathroom in the lower unit. Bright and open floor plan with vaulted ceilings and huge kitchen with corner pantry in the upper unit. The primary bedroom has walk-through access to the main bathroom. 2 more good size bedrooms. The lower unit has access from the rear of the property, 2 bedrooms, 1 bathroom, and access to the attached garage. Book your showing today!! BASEMENT RENTED \$1650 TO LONG TIME TENANT AND UPSTAIRS WILL BE VACANT FOR POSSESSION TO MOVE IN OR RENT FOR TOP DOLLAR! CLOSE TO SCHOOLS, WALKING TRAILS, EASTLINK CENTER AND MUCH MORE!



Built in 2003

## Essential Information

MLS® #	A2221124
Price	\$409,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2

Square Footage	1,724
Acres	0.16
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	10 Pinnacle Lane
Subdivision	Pinnacle Ridge.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 2V8

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Paved
# of Garages	2

**Interior**

Interior Features	Laminate Counters
Appliances	Dishwasher, Dryer, Electric S
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Suite

**Exterior**

Exterior Features	Playground, Private Entrance
Lot Description	Back Yard, Landscaped, Law
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 9th, 2025
Days on Market	4



Zoning	RS
--------	----

## **Listing Details**

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

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.