

# \$284,000 - 11218 Pinnacle Drive, Grande Prairie

MLS® #A2270070

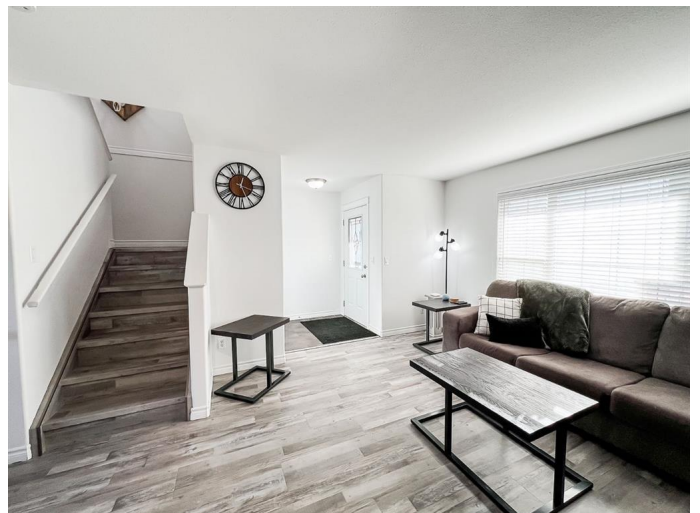
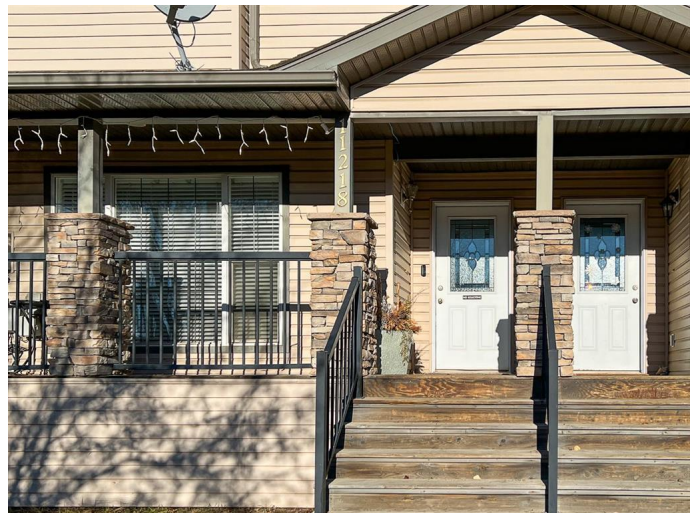
**\$284,000**

2 Bedroom, 4.00 Bathroom, 1,232 sqft  
Residential on 0.06 Acres

Pinnacle Ridge., Grande Prairie, Alberta

This 2-bedroom, 3.5-bathroom home features a thoughtful and functional layout, designed for comfort and convenience. The main floor features a bright, inviting living room with a cozy gas fireplace, flowing into a modern kitchen with rich dark cabinetry, updated stainless steel appliances, and a comfortable dining area. This level also includes a main floor laundry, a 2-piece guest bathroom, and direct access to the back deck and backyard. Upstairs, you'll find two spacious primary bedrooms, each with its own private ensuite. One bedroom features a walk-in closet, while the other includes two separate closets, providing exceptional storage. This layout is ideal for families, roommates, guests, or a smart rental setup. The fully developed basement offers additional living space, featuring a generous rec room, a 4-piece bathroom, a walk-in storage area, a crawl space, and a utility room. Outside, enjoy a fully fenced backyard with a great-sized deck, plus a rear parking pad for added convenience. This move-in-ready property is a fantastic opportunity for first-time buyers or investors. With schools, shopping, walking trails, and a bus stop steps away, this location perfectly blends comfort, practicality, and lifestyle. Don't miss out, book your showing today!

Built in 2007



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2270070      |
| Price          | \$284,000     |
| Bedrooms       | 2             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,232         |
| Acres          | 0.06          |
| Year Built     | 2007          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 11218 Pinnacle Drive |
| Subdivision | Pinnacle Ridge.      |
| City        | Grande Prairie       |
| County      | Grande Prairie       |
| Province    | Alberta              |
| Postal Code | T8W 0E1              |

## Amenities

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 2                                     |
| Parking        | Alley Access, Off Street, Parking Pad |

## Interior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Closet Organizers, Storage |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer              |
| Heating           | Forced Air                                                    |
| Cooling           | None                                                          |
| Fireplace         | Yes                                                           |
| # of Fireplaces   | 1                                                             |
| Fireplaces        | Gas                                                           |
| Has Basement      | Yes                                                           |
| Basement          | Full                                                          |

## Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior Features | Storage                                               |
| Lot Description   | Back Lane, Back Yard, Lawn, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                       |
| Construction      | Vinyl Siding                                          |
| Foundation        | Poured Concrete                                       |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 17th, 2025 |
| Days on Market | 2                   |
| Zoning         | RC                  |

**Listing Details**

|                |                                           |
|----------------|-------------------------------------------|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|-------------------------------------------|

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