

# \$289,000 - 12 Pinnacle Avenue, Grande Prairie

MLS® #A2232133

**\$289,000**

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

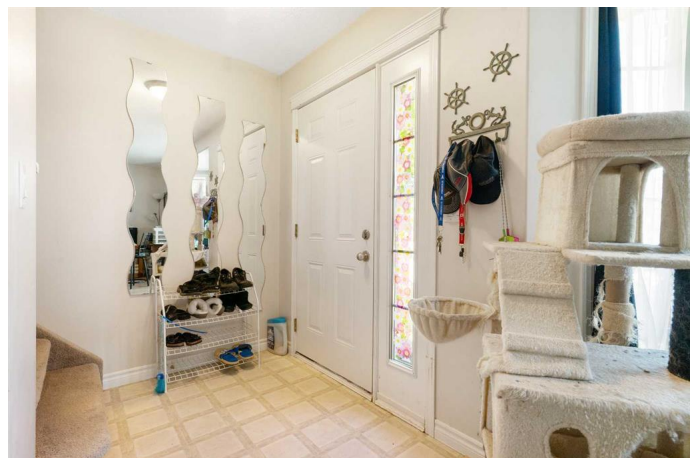
Pinnacle Ridge., Grande Prairie, Alberta

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. Youâ€™ll love the convenience of main floor laundry, plus thereâ€™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 touchâ€”build the space youâ€™ve been dreaming about, whether itâ€™s a rec room, gym, or extra bedrooms. Outside, thereâ€™s back alley access with parking, plus room for a small yard or outdoor seating area.

Now, letâ€™s be realâ€”this home does need a little love. The carpets are well worn, and the shingles will likely need replacing in the near future. But thatâ€™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 that'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 starts—book your showing today and imagine the possibilities!

Built in 2003

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2232133      |
| Price          | \$289,000     |
| 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 | 53              |
| Zoning         | RC              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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