

12214 103A Street  
Grande Prairie, Alberta

MLS # A2312573



## \$489,900

<b>Division:</b>	Northridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,525 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, See Remarks, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks, Stone, Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, See Remarks, Soaking Tub, Storage, Vinyl Windows		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Garage Door Opener & Control

Fully developed two-storey home that is perfectly located close to schools, parks, amenities and the new hospital. This property offers modern finishes and a functional layout making it the perfect family home. The spacious tiled entry welcomes you into the bright open-concept main floor featuring vinyl plank flooring, updated lighting, and oversized windows that flood the space with natural light. The main level includes a convenient powder room, main floor laundry, bright living and dining areas, and a beautiful kitchen complete with white shaker-style cabinetry, tile backsplash, stainless steel appliances, and a corner walk-in pantry. Upstairs you'll find a full main bathroom and three spacious bedrooms, including the impressive primary suite featuring a large walk-in closet and a luxurious 5-piece ensuite with dual sinks, soaker tub, and separate shower. The professionally developed basement is bright and inviting with large windows, vinyl plank flooring, 4th bedroom, spacious family room, and a stylish designer bathroom finished with a white vanity and subway tile tub surround. Additional highlights include custom blinds, an insulated and drywalled garage, and a beautifully landscaped and fenced yard. The massive two-tier rear deck is perfect for entertaining, while the widened gravel driveway extending to the back fence provides excellent extra parking, toy storage, or potential dog run space. Immediate possession available, call today!