

**12206 103A Street  
Grande Prairie, Alberta**

**MLS # A2315403**



## \$499,900

<b>Division:</b>	Northridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,688 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Hardwood

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Stone, Vinyl Siding

**Zoning:** RS

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)

**Inclusions:** Window blinds, shed

Fantastic home on quiet street just steps from park/playground!! You will love the open layout and the features like walk through pantry, main floor laundry area, upstairs bonus/family room. The spacious foyer opens to the kitchen, living and dining areas. The kitchen boasts lots of counter space, a central island with sink and BOSCH dishwasher, and a walk through pantry from the garage entrance. There is a 2pc bath at the garage entry as well!! The dining nook has a garden door to the deck and backyard. Upstairs you will find 3 bedrooms including the primary with walk in closet and beautiful ensuite with soaker tub and separate shower. There is also a full bathroom between the 2nd and 3rd bedrooms, and a separate staircase to the large bonus/family room. The basement is fully developed with a family/office area and 3pc bathroom - a bedroom could easily be added here. The garage is larger than a typical double and is heated with radiant heater. Recent updates include painted garage doors, new hardwood, tile, carpet, fresh paint, washer, stove, deck painted, newer hot water tank (2022), AC (2022). This home is a must-see!!