



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

12513 102A Street
Grande Prairie, Alberta

MLS # A2231202



\$509,900

Division:	Northridge		
Type:	Residential/House		
Style:	Attached-Up/Down, Bi-Level		
Size:	1,191 sq.ft.	Age:	2015 (10 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Separate Entrance		

Inclusions:	N/A
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This 2015 built Studio Homes built "CAIRO" is the perfect income generator! Space is never compromised with 3 spacious bedrooms on the main level, plus a full bathroom + full ensuite and walk-in closet off of the primary. The kitchen is equipped with all stainless steel appliances, granite countertops and an island for added counter space. Head downstairs to the legal suite where there are 2 bedrooms, and 2 bathrooms! A full 4-pc + a 2-pc ensuite. Downstairs kitchen also has all stainless steel appliances. Ample storage, lots of natural light, this suite is the perfect income generator, mortgage helper or even in-law suite. Parking is no problem with the double car attached garage, that could be split between the upper and lower level occupants. Backyard is fenced and landscaped with finished deck, and fire pit perfect for cozy summer nights, AND no rear neighbours! natural gas hookups to the back deck for summer barbecues, and in the garage ready for heater to be installed! Don't miss out on this opportunity, contact a realtor today to view.