



**GRASSROOTS**  
REALTY GROUP

**587-777-7276**  
yuri@grassrootsrealtygroup.ca

**10216 125 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2233486**



**\$459,900**

<b>Division:</b>	Northridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,697 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Level, Rectangular L		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Tankless Hot Water, Vinyl Windows		

**Inclusions:** Treadmill in basement

Step into this beautifully designed 1,700 sqft home offering 3 spacious bedrooms and 2.5 bathrooms, perfect for families or those who love to entertain. Inside, you'll find a large tiled entryway, leading into the living room with a cozy gas fireplace, creating the ideal space for relaxation and gatherings. The kitchen is a standout with its large island, walk-through pantry, gas stove and durable tile flooring that continues through the entryway. There is a half bathroom off the garage, with main floor laundry. Upstairs you'll find a large bonus room that acts as a second living room, leading down the hall to the bedrooms and bathrooms. The primary bedroom features a luxurious 5-piece ensuite with double sinks, a soaker tub, separate shower, and a spacious walk-in closet. There are two more bedrooms and another full bathroom up here. Enjoy the convenience of a heated 24x24 garage and a stunning concrete feature in the backyard—ideal for outdoor living or future development. This home blends comfort, style, and practicality in every corner.